

35/54-prelim 4113 Jones Bridge Road  
Hawkins Lane Historic District

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4113 Jones Bridge Road Meeting Date: 4/14/93  
Resource: Hawkins Lane Historic District Preliminary Consultation  
Case Number: n/a Tax Credit: No  
Public Notice: 3/31/93 Report Date: 4/7/93  
Applicant: Brendan Magner Staff: Nancy Witherell  
PROPOSAL: Rear addition; RECOMMEND: Proceed  
facade proposal for proposed new houses

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The proposal concerns the construction of a two-story addition at the rear of a contributing structure in the Hawkins Lane Historic District. The frame house faces Jones Bridge Road to the east of Hawkins Lane; the west elevation of the house is entirely visible from the Lane.

In response to comments from Commissioners at the March 10, 1993, meeting, the applicant and his architect have simplified the proposal both in massing and in size. The addition formerly measured approximately 24'6" at a height of two stories, with a small one-story porch (partially enclosed) beyond. Gabled bays projected from both sides of the new addition.

The current design proposes a two-story addition measuring 18' in length with an additional 5' length at one story in height at the rear. The side gabled bays have been removed from the proposal. The roof form of the one-story rear section reflects the roof of the existing one-story kitchen and laundry room at the rear of the house. This one-story section would be removed in order to construct the two-story addition.

STAFF DISCUSSION

The staff inspected the interior of the house following the Commission meeting; the interior and additionally-accessible exterior physical evidence indicates that the one-story rear section under the gable roof was built later than the house, although it probably does not postdate the house by very many years. The shed-roofed section was built subsequently, probably in the 1940s, based on the interior features of the kitchen.

The physical condition of the house is poor. About five years ago, the exterior clapboard and porch posts were power-washed and then spray-painted. Most of the clapboard is not salvageable.

The porch posts would need to be replicated. The original 2/2 windows, however, are in good condition and could easily be repaired and reused. The basement floor is frequently wet; there were several inches of standing water on the day of my visit. Structural repairs have been made in the past, particularly the installation in the basement of a steel beam running from front to rear. The house is sagging to either side, perhaps now in response to the installation of the beam. The second story floor visibly falls away to either side from the center.

#### STAFF RECOMMENDATION

The staff finds both the massing and scale of the proposed addition to be consistent with Chapter 24A and with the Hawkins Lane development guidelines. The staff also finds the removal of the rear kitchen addition to be acceptable as part of the alteration to the house. The applicant has modified the proposal since the HPC last saw it in order to address some of the concerns of Commissioners, but still wishes to propose a two-story addition that would replace the existing one-story rear addition. The two sections of the rear addition are set in slightly from the side walls of the house, and the roof ridges are lower, as well.

The materials proposed for the addition are identical to those of the house in most respects. The German lap siding on the house would be replaced, in large or entirely, to match the existing, and the addition would be clad with the same. A metal standing seam roof would be used throughout, and 2/2 windows would be used in the rear addition. (The staff suggests the use of 1/1 wood sash windows.)

The Hawkins Lane Historic District guidelines discuss massing and scale, which are primary concerns for this cluster of small-scale houses:

Exterior alterations and addition should be compatible in scale and massing and materials with existing buildings.

The massing of a new addition should defer to and complement the massing of the existing structure, not obliterate or overwhelm it.

The house is far enough distant from Hawkins Lane that the addition will have only a negligible effect on the character of the historic district.

The construction of a detached garage behind the house is also proposed. The staff finds the location of both the driveway and the garage consistent with the scale of the house and the character of the historic district.

The staff recommends that further information about the retention of historic fabric, design of the garage, driveway material, and preservation and protection of trees on the site be addressed in the Historic Area Work Permit application.

Proposed new lot construction:

The applicant has applied for two additional lots to the rear of the historic house. The HPC recommended approval of two lots at its March 24, 1993, meeting. Attached to the proposed alteration is a proposed facade for the new houses. The applicant would like to receive preliminary comments from Commissioners on the appropriateness of this design for the Hawkins Lane Historic District.

In general, the staff recommends that new construction not exceed two stories in height. A simple footprint and roof form should be used. The style of the new houses should be compatible with an early 20th-century architectural style, as opposed to the Queen Anne style. The houses should be relatively small, reflecting the scale of the nearby houses. There are some larger houses that would be in the immediate vicinity of the new houses if they were built--houses toward the front of Hawkins Lane and on Jones Bridge Road. The architect is taking his cues from these houses, rather than from the cottages at the end of the Lane.

The proposed facade scheme is fairly simple, but, at two stories in height, is more similar to the house on Jones Bridge Road rather than to the smaller houses on the Lane. If the footprint were fairly narrow, the staff would find one or two houses of this style compatible. Houses in a bungalow form would also be appropriate. However, the houses would be set back from both Jones Bridge Road and from Hawkins Lane and would not have a direct visual affect on the historic structures.

1053 31ST STREET, NW, SUITE 201  
WASHINGTON, DC 20007  
TEL 202/337-2773  
FAX 202/333-3077

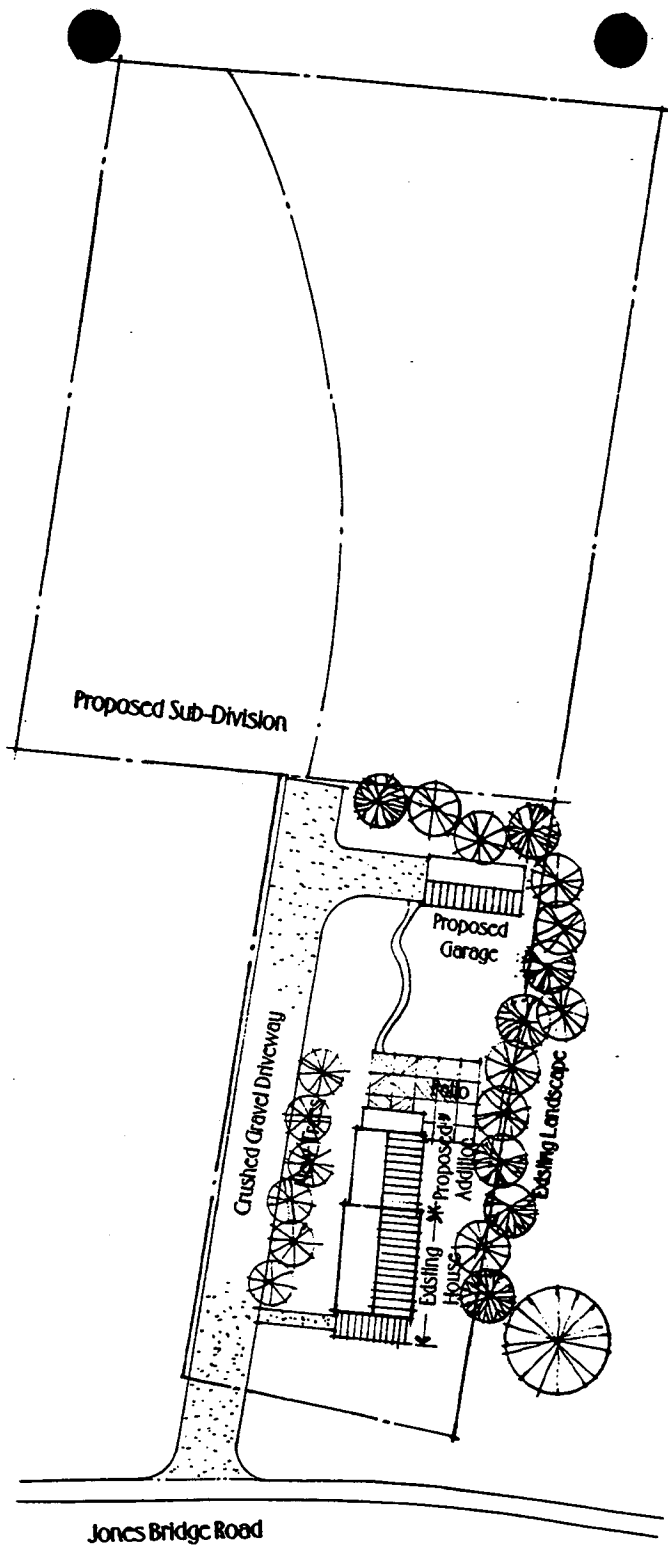
Date: 28 March 1993

Project: 4113 Jones Bridge Road  
Chevy Chase, Maryland

Re: Exterior Materials Description:

1. Siding:  
Existing wood siding to remain at existing structure. Siding at addition to match existing.
2. Roof:  
New metal roof at existing structure and addition. Profile and material to match existing.
3. Foundation base:  
Brick at existing structure to remain. Painted concrete masonry units at addition.
4. Windows:  
Repair existing windows at existing structure.  
New windows at addition to be 2 /2, wood, to match existing.
5. Gutters/Downspouts:  
New aluminum type at existing structure and addition.
6. Wood trim:  
Existing to remain at existing structure. Addition to match existing.
7. Garage:  
Walls: painted CMU  
Roof: metal to match house.
8. Driveway:  
Crushed gravel.

000



**Site Plan**  
 Scale: 1" = 30'

REVIS:

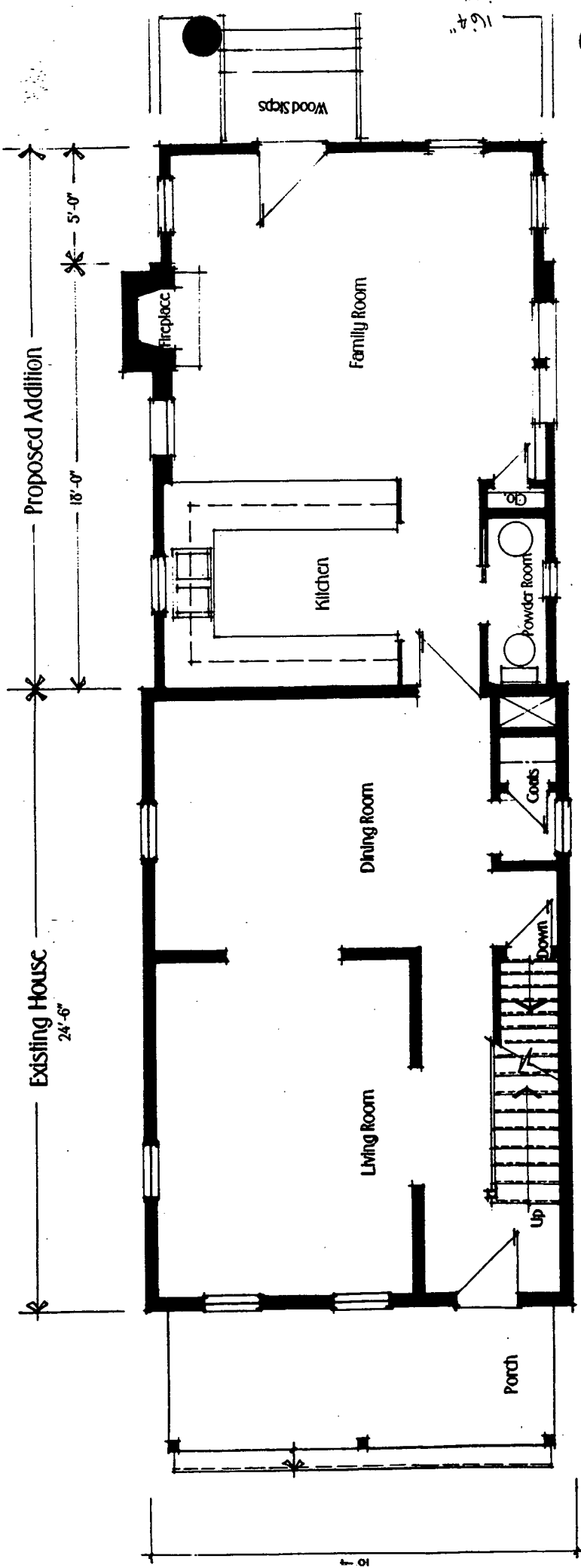
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PROJ:

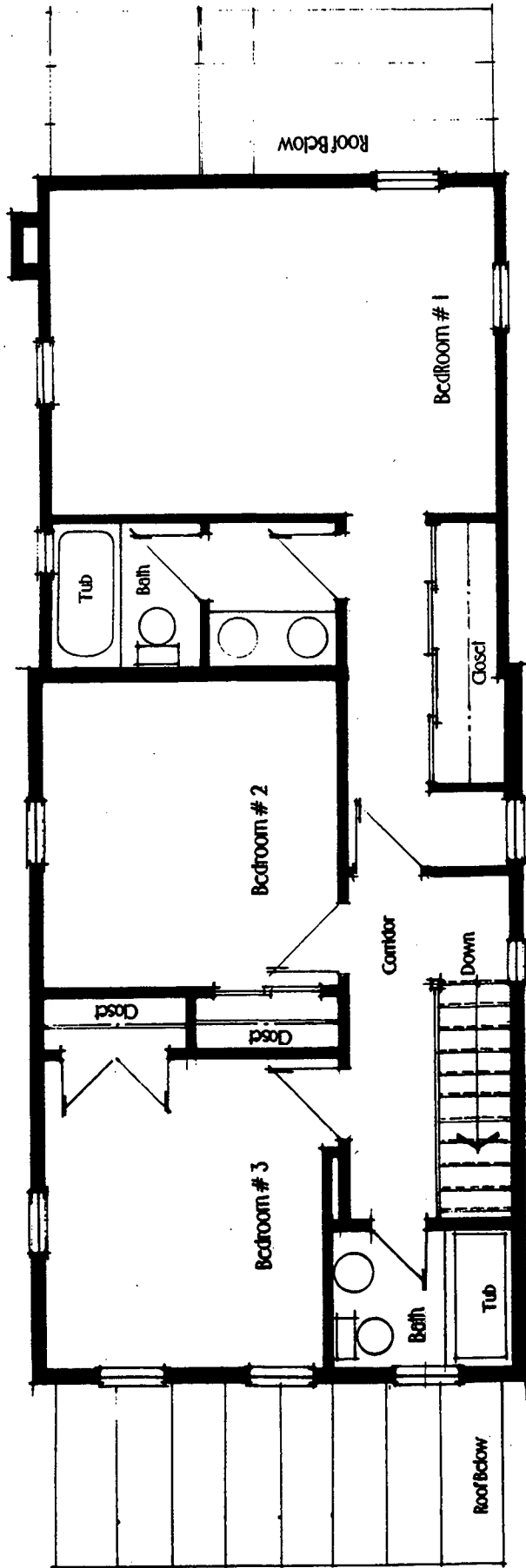
DATE:

SHEET:

5

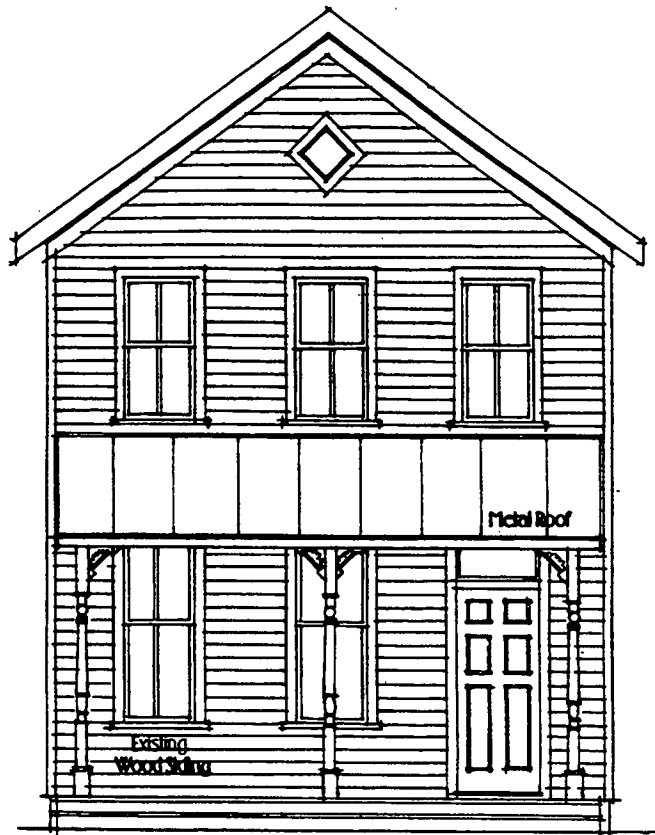


**Floor Plan/Level One**  
 Scale: 1/4" = 1'-0"



**Floor Plan Level Two**  
Scale: 1/4" = 1'-0"



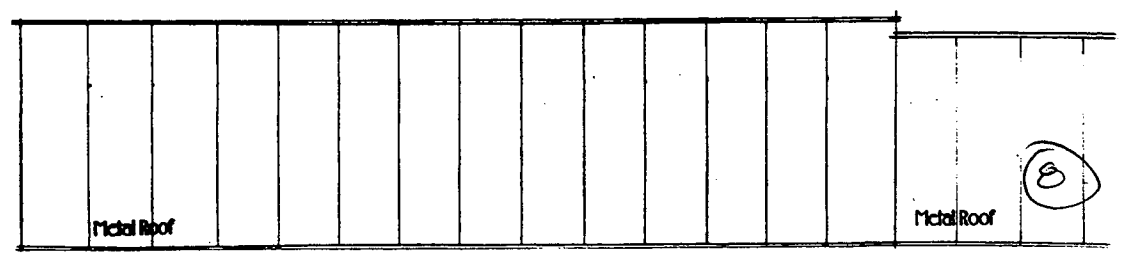


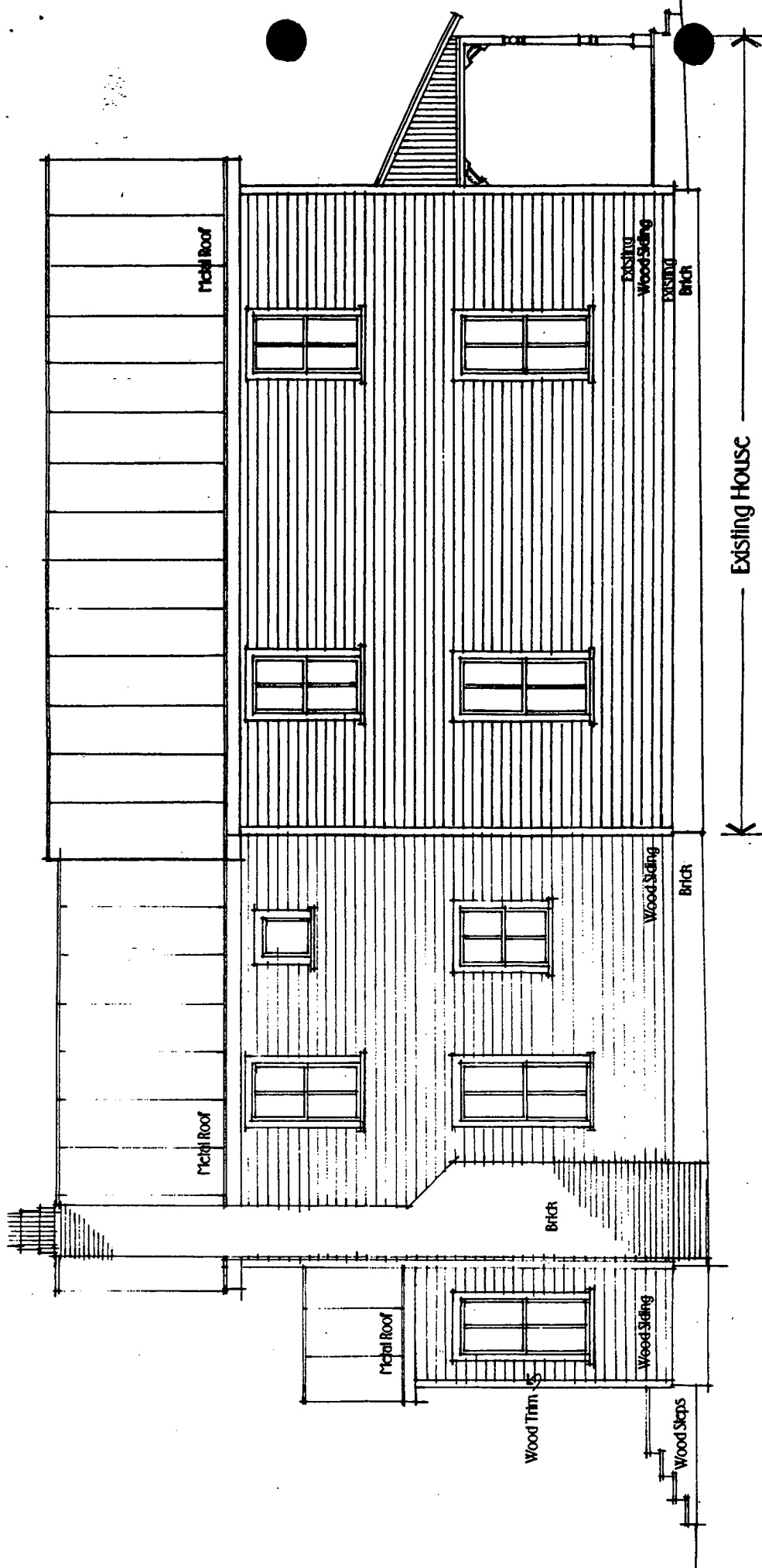
Level Two

Level One

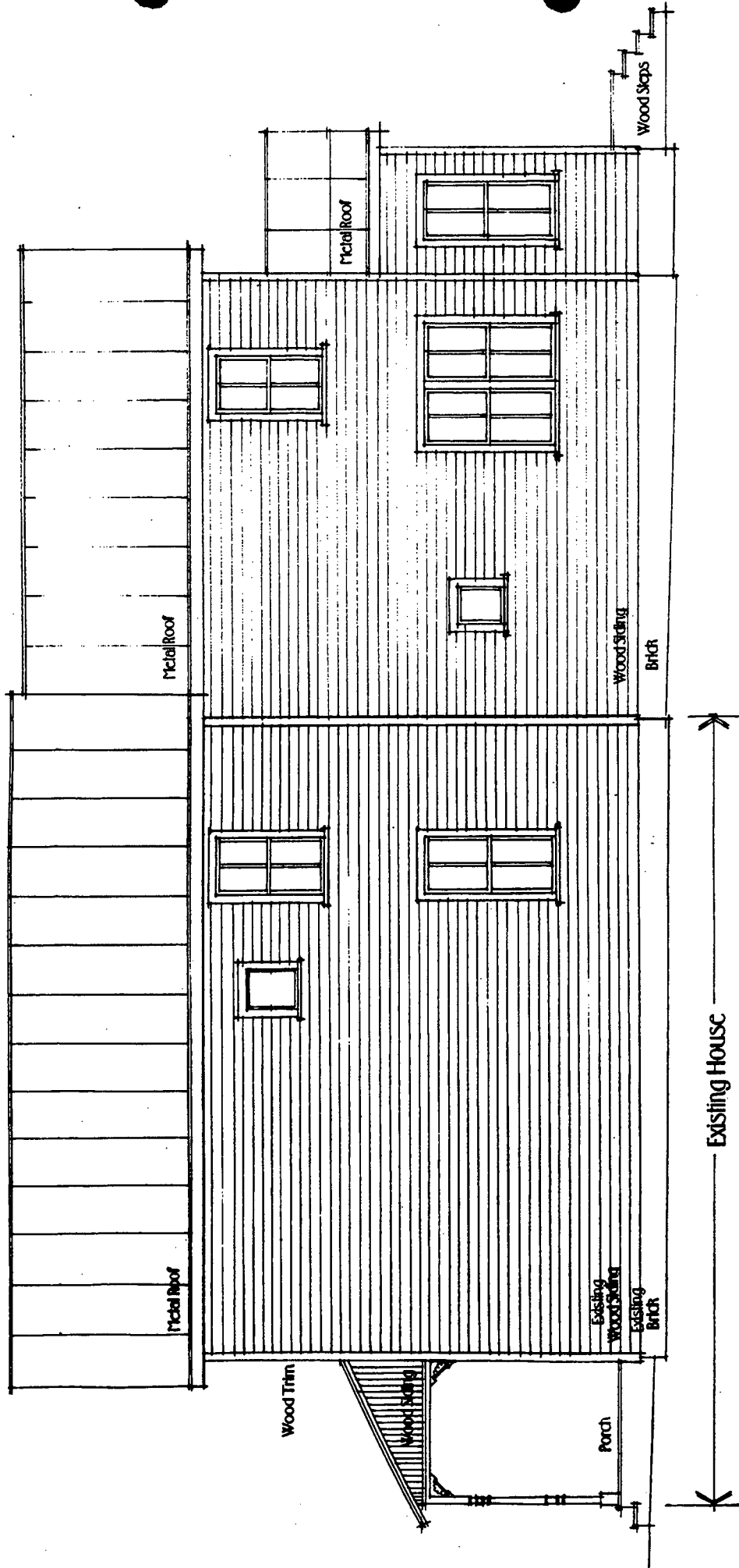


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Scale: 1/4" = 1'-0"

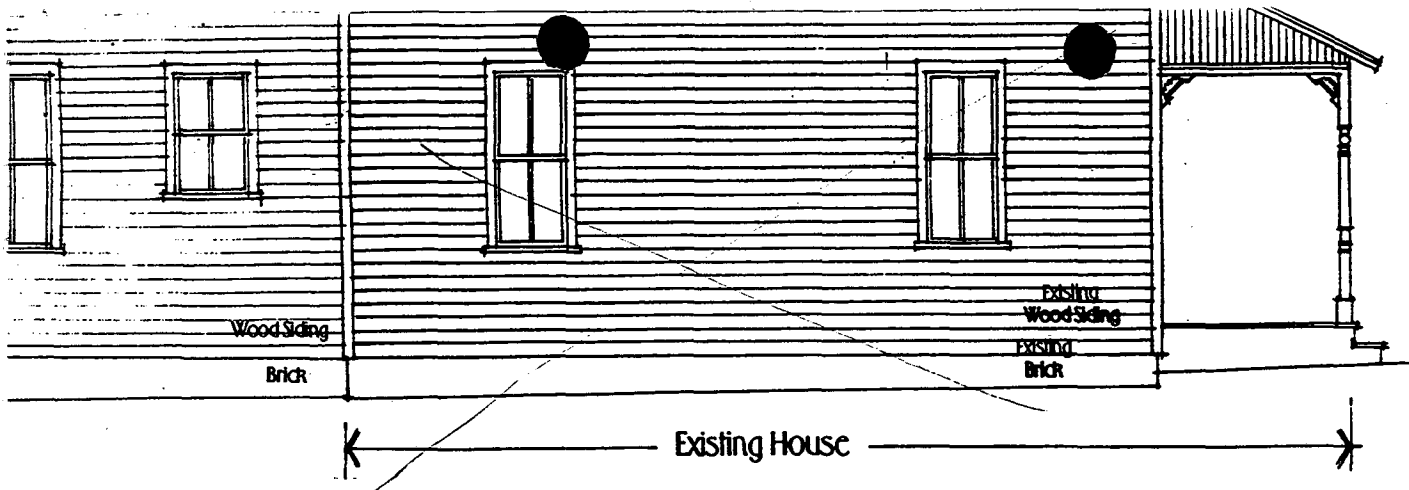




**Left Side Elevation/Proposed**  
 Scale: 1/4" = 1'-0"

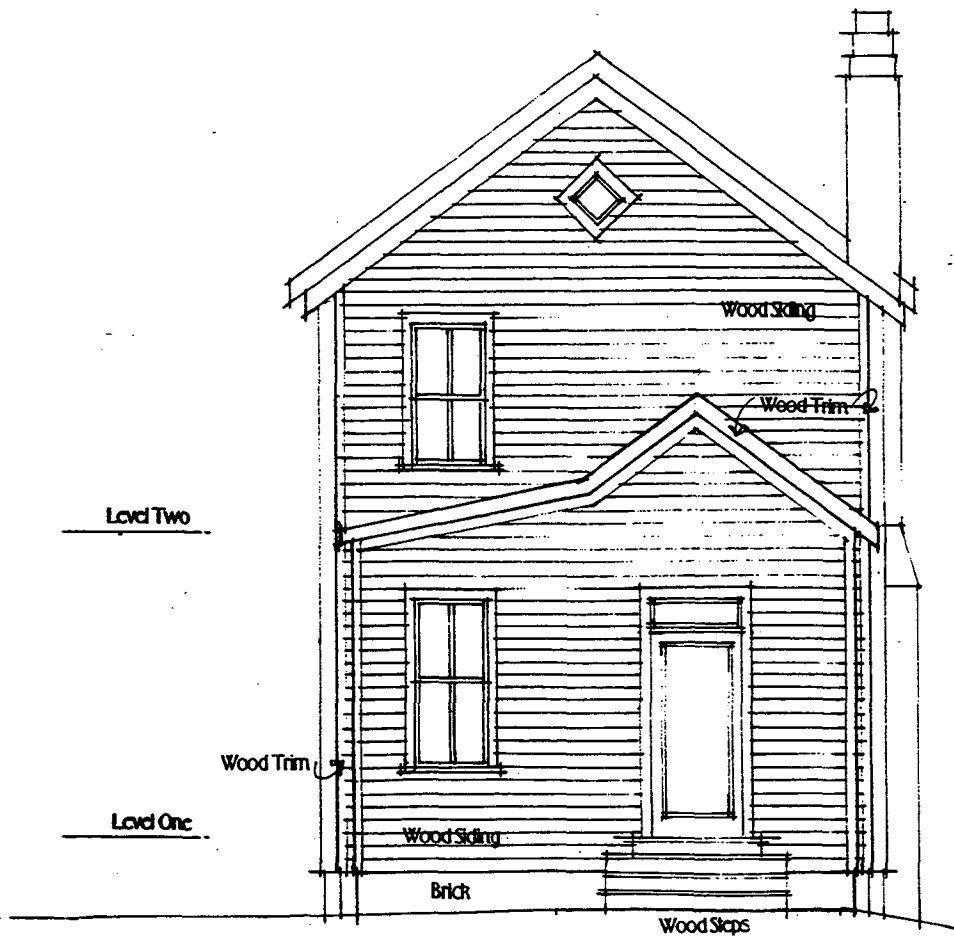


**Right Side Elevation/Proposed**  
 Scale: 1/8" = 1'-0"



**Left Side Elevation/Proposed**

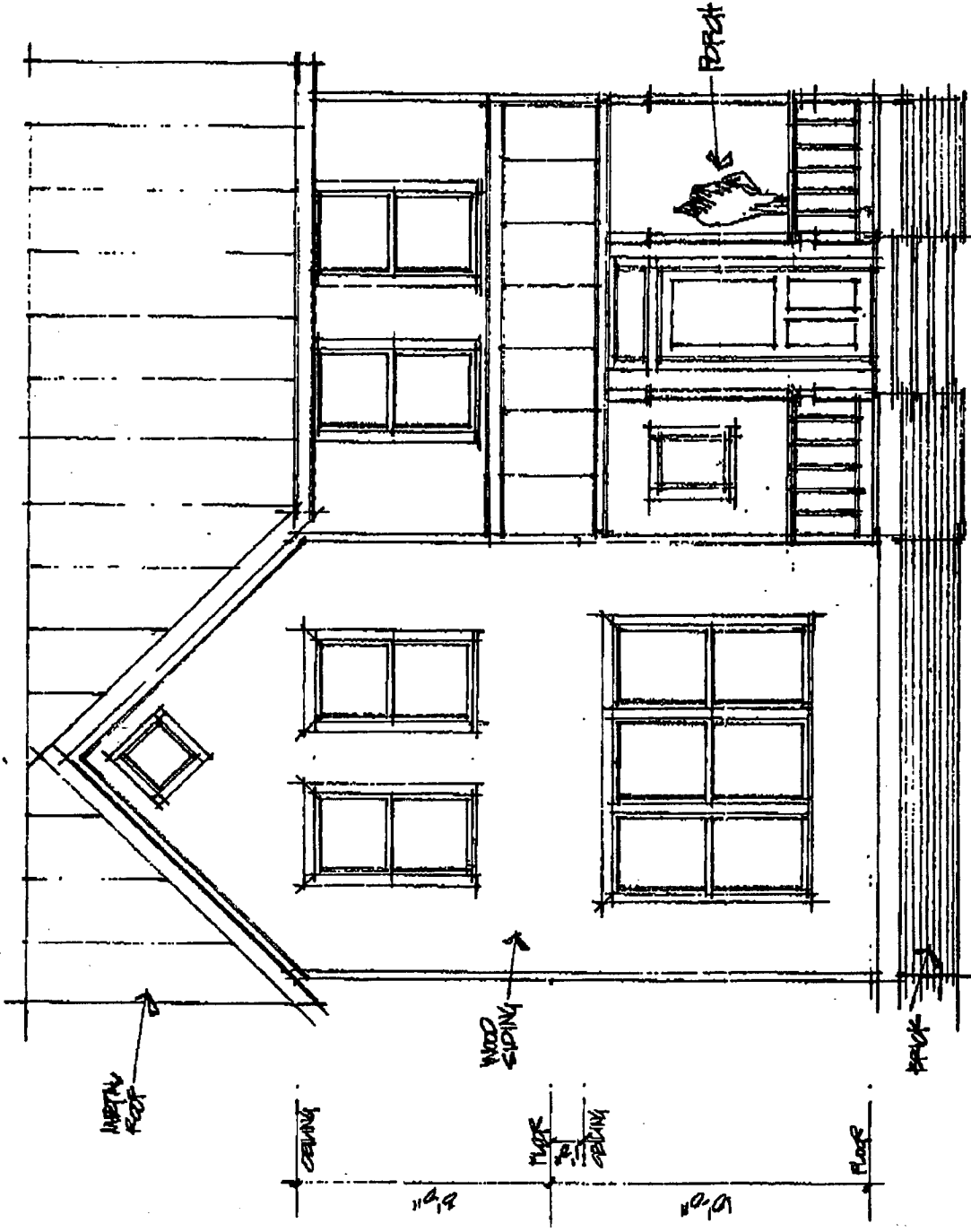
Scale: 1/4" = 1'-0"



**Rear Elevation/Proposed**

Scale: 1/4" = 1'-0"

IONY VELAZQUEZ, AIA  
 Project: JONES BRIDGE PDA  
 Date: 2 MARCH 93  
 Sheet: FRONT ELEVATION  
 (PREF W/ HOUSE)



PRELIMINARY CONSULTATION: PROPOSED FACADE FOR HOUSES ON REAR LOTS.

Figure 3:

# Topographic Map of Hawkins Lane Historic District

HAWKINS LANE HISTORIC DISTRICT  
CHEVY CHASE, MD 20815

Topo Map



Legend:

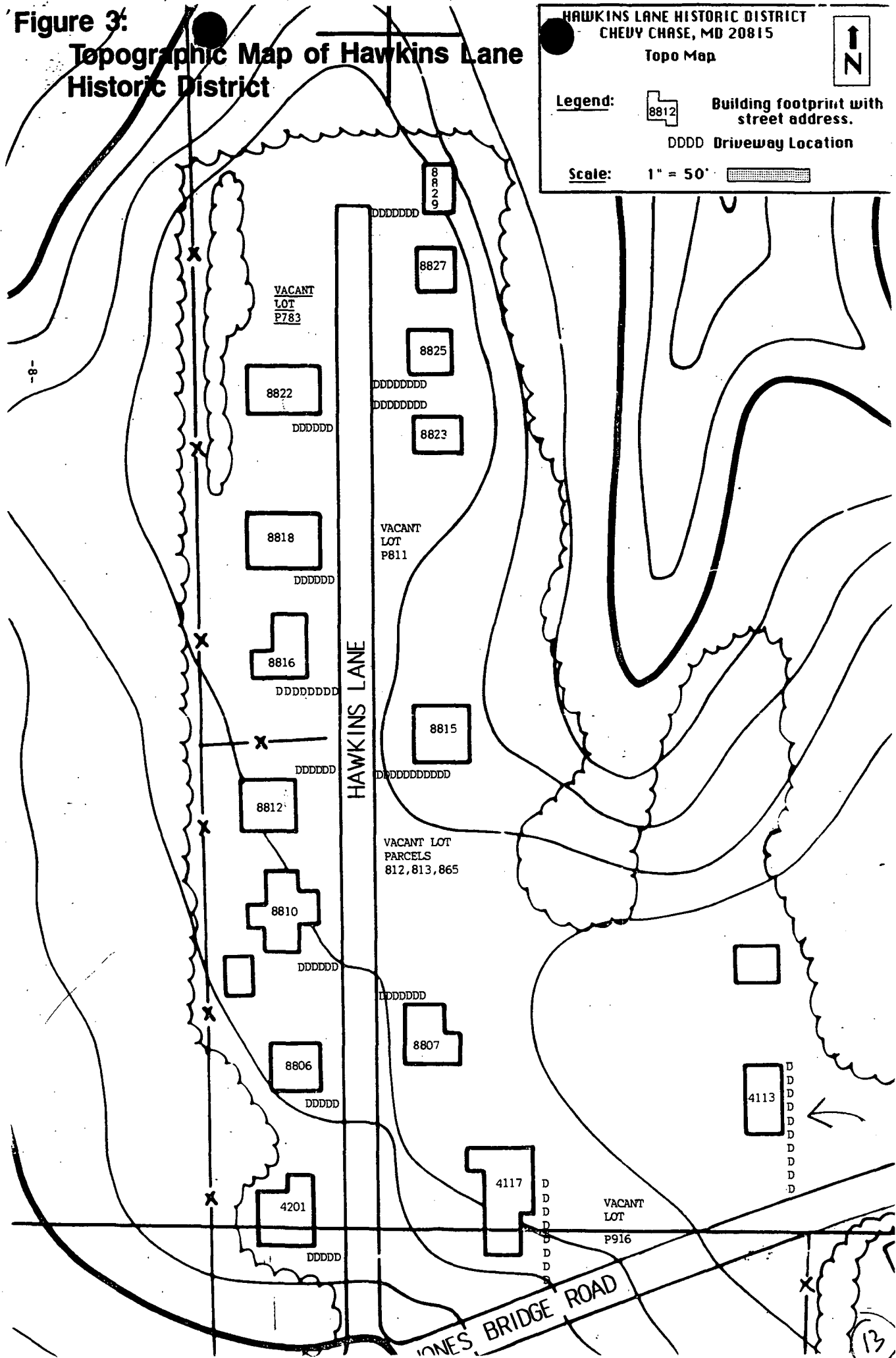


Building footprint with street address.

DDDD Driveway Location

Scale:

1" = 50'



Note that Historic Area Work Permits must be obtained for some types of exterior building work and for all new construction in the historic district. (See Appendix 2 for a more complete discussion of Historic Area Work Permits).

**Guidelines:**

**Existing Buildings**

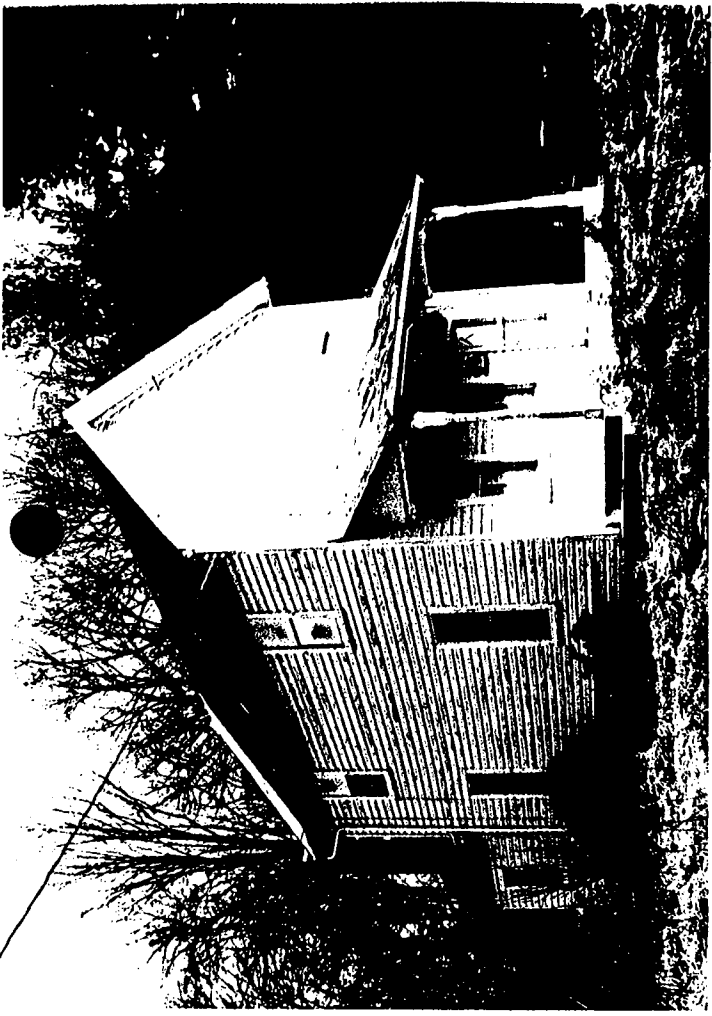
- Exterior alterations and additions should be compatible in scale and massing and materials with existing buildings.
- The massing of a new addition should defer to and complement the massing of the existing structure, not obliterate or overwhelm it.
- Architectural elements which contribute to a building's character, including front porches, should be retained.
- Additions should be placed to the rear of existing buildings, whenever possible, to make them less obtrusive.
- Additions or alterations to existing outbuildings should follow the same guidelines as additions or alterations to residential structures, that is, they should be compatible with the existing structures in terms of scale, massing and materials.
- Where an outbuilding has particular historic significance because of its date of erection or other factors (as with the shed at the rear of 4113 Jones Bridge Road) every effort should be made to maintain and preserve it.

**New Construction**

- New construction should be compatible in scale, massing and materials with existing structures, particularly those which are adjacent or in close proximity to the construction.
- New construction should take into account the vernacular character of existing structures and the wide variety of materials used.
- New garages should be detached in keeping with the prevailing style in the district.

from:

HAWKINS LANE DEVELOPMENT GUIDELINES





(PREVIOUS Staff Report:)  
3-10-93

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4113 Jones Bridge Road	Meeting Date: 3/10/93
Resource: Hawkins Lane Historic District	Preliminary Consultation
Case Number: n/a	Tax Credit: No
Public Notice: 2/24/93	Report Date: 3/3/93
Applicant: Brendan Magner	Staff: Nancy Witherell
PROPOSAL: Rear addition	RECOMMEND: Proceed with some modification

The proposal concerns the construction of a two-story addition at the rear of a contributing structure in the Hawkins Lane Historic District. The frame house faces Jones Bridge Road to the east of Hawkins Lane; the west elevation of the house is entirely visible from the Lane.

The addition would almost double the length of the house, which now measures approximately 26' in length, excluding the front porch; the addition measures approximately 24'6", excluding the rear porch. The addition is differentiated from the house by a slightly lower roof ridge and by slight recesses on both the east and west elevations. Gabled bays project from both sides of the new addition.

The materials proposed for the addition are identical to those of the house in most respects. The German lap siding on the house would be replaced to match the existing, and the addition would be clad with the same. A metal standing seam roof would be used throughout, and the house's 2/2 windows would be replaced with new 2/2 wood sash, which would also be used in the rear addition.

STAFF DISCUSSION

In general, the staff finds the proposal consistent with the purposes of the ordinance and with the guidelines developed for the Hawkins Lane Historic District. The guidelines discuss massing and scale, which are primary concerns for this cluster of small-scale houses:

Exterior alterations and addition should be compatible in scale and massing and materials with existing buildings.

The massing of a new addition should defer to and complement the massing of the existing structure, not obliterate or overwhelm it.

The house is far enough distant from Hawkins Lane that the addition will have only a negligible effect on the character of the Lane. In general, the staff finds the design of the new addition acceptable.

The staff finds the interior use of the new addition to be reasonable and appropriate, but recommends that the length of the addition be reduced as much as possible so that it is visibly shorter than the house.

The staff also recommends that the rear porch be differentiated from the front porch in design. In addition, the staff recommends that as much of the historic fabric, including clapboard and original 2/2 wood sash windows, be retained as possible.

The construction of a detached garage behind the house is also proposed. The staff finds the location appropriate.

#### STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal to be generally consistent with the purposes of Chapter 24A and the Hawkins Lane development guidelines. The staff recommends that the above recommendations be taken into consideration by the applicant in the HAWP proposal and that further information about the retention of historic fabric, design of the garage, driveway material, and preservation and protection of trees on the site be addressed.

1053 31ST STREET, NW, SUITE 201

WASHINGTON, DC 20007

TEL 202/337-2773

FAX 202/333-3077

Date: 19 February 1993

Project: 4113 Jones Bridge Road  
Chevy Chase, Maryland

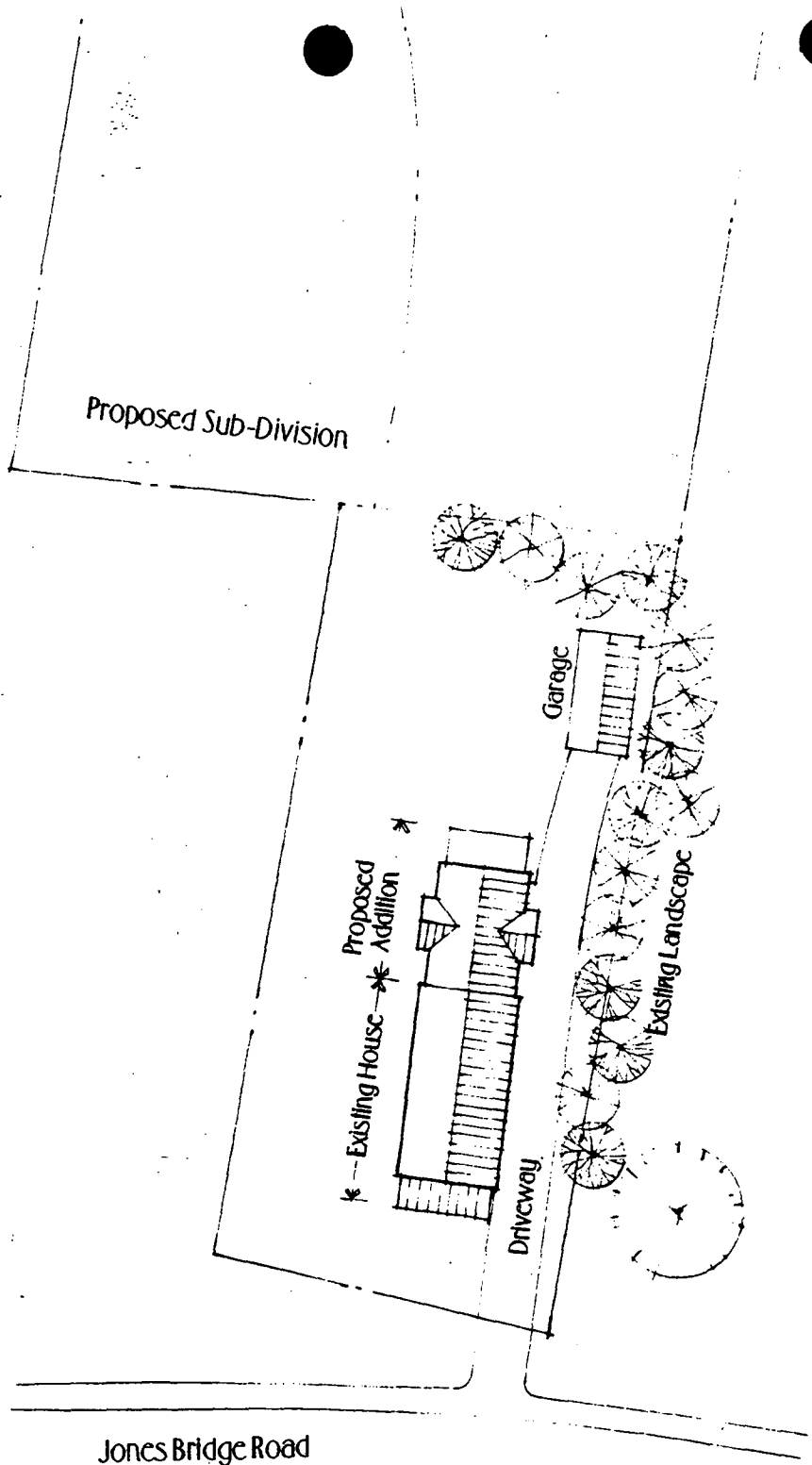
Re: Addition, Exterior Materials Description:

1. Siding:  
Replace existing with similar profile, 5" exposure, wood.  
Addition to have 5" exposure, wood, profile and exposure to match existing.
2. Roof:  
Metal, standing seam, profile and material to match existing.
3. Foundation base:  
Brick at existing structure;  
Concrete masonry unit at addition.
4. Windows:  
Replace existing with 2 over 2, wood;  
Windows at addition to be 2 over 2, wood
5. Gutters/Downspouts:  
Aluminum at existing structure and addition.
6. Wood trim:  
Replace existing with the same;  
Addition to match existing.

□□□

# SUBMITTAL

- (1) FULL SIZE DRAWINGS
- (1) 50% SET
- (2) MATERIALS DESCRIPTION
- (1) PHOTOGRAPHS (SET OF 3)
- (1) COPY OF PHOTOGRAPHS



Proposed Sub-Division

Garage

Proposed Addition

Existing House

Driveway

Existing Landscape

Jones Bridge Road

### Site Plan

Scale: 1" = 30'

REVISIONS:

NO.	DATE

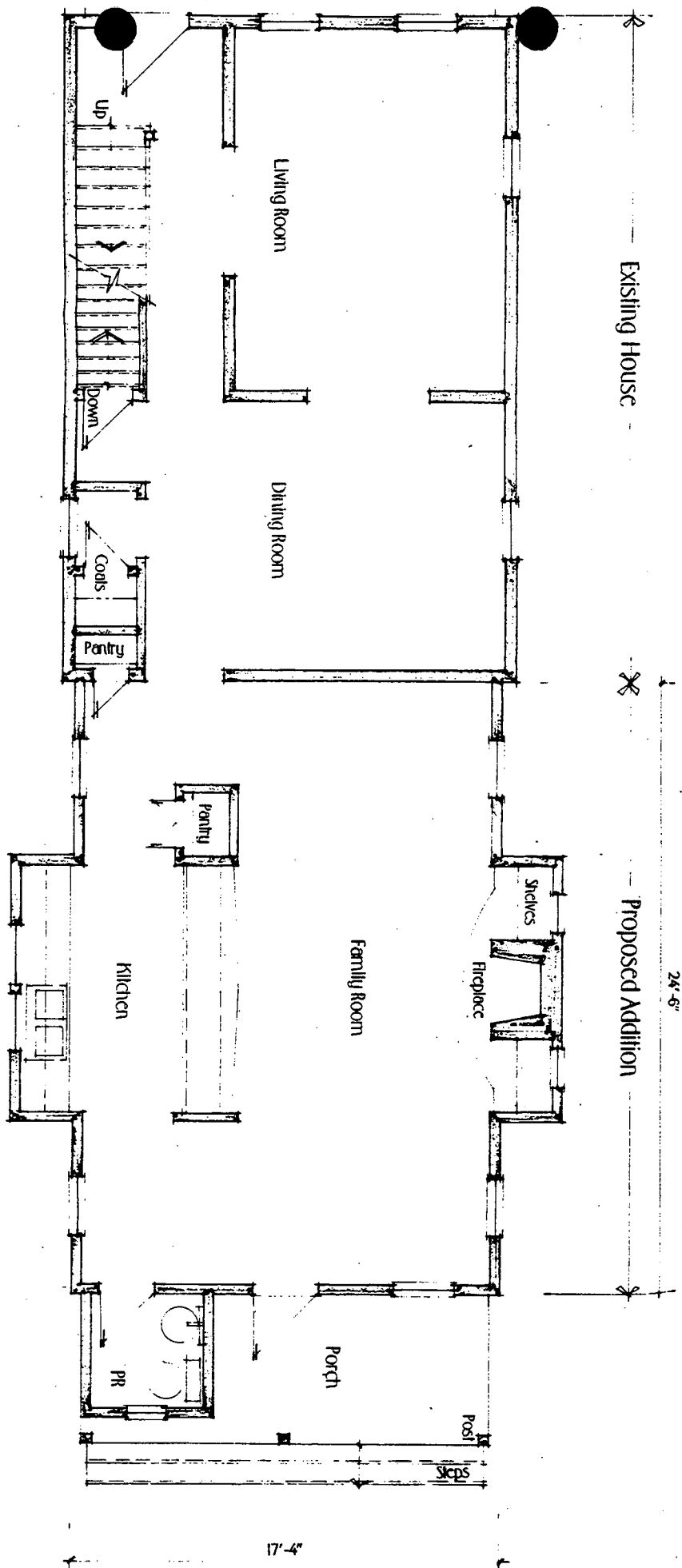
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Floor Plan  
Site Plan

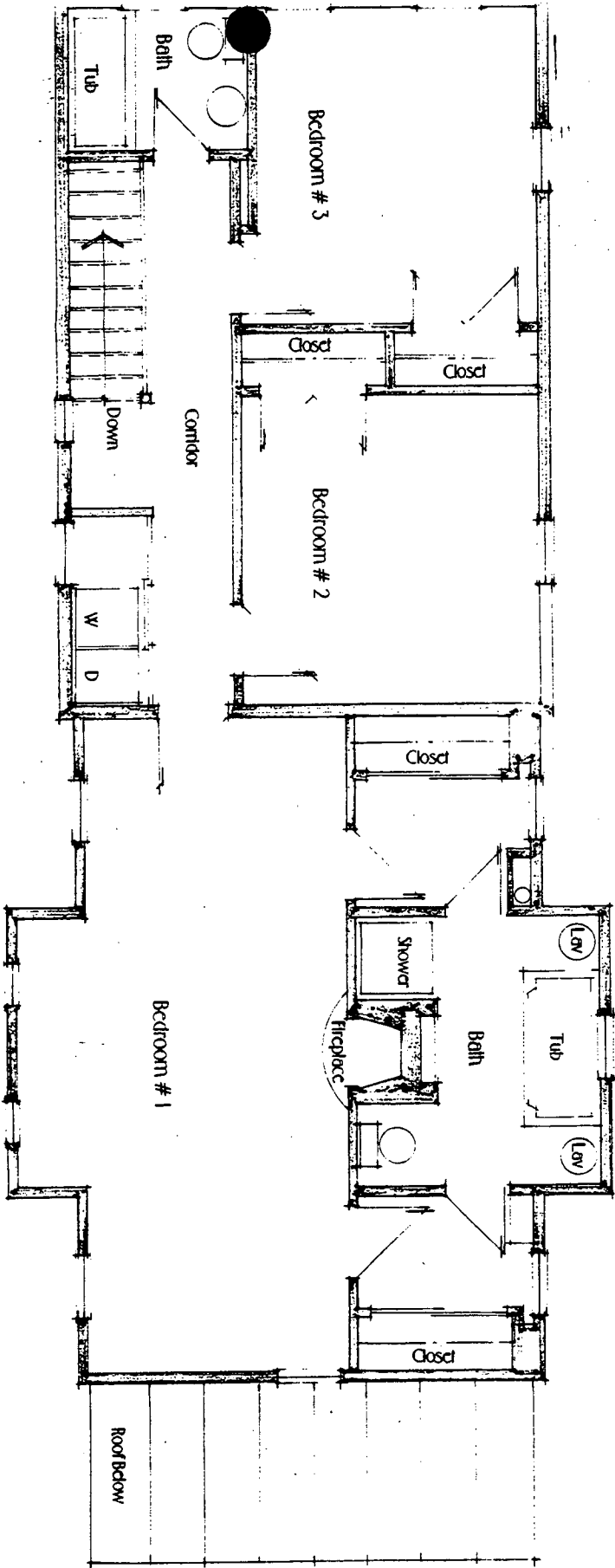
PROJECT #: 9302

DATE: February

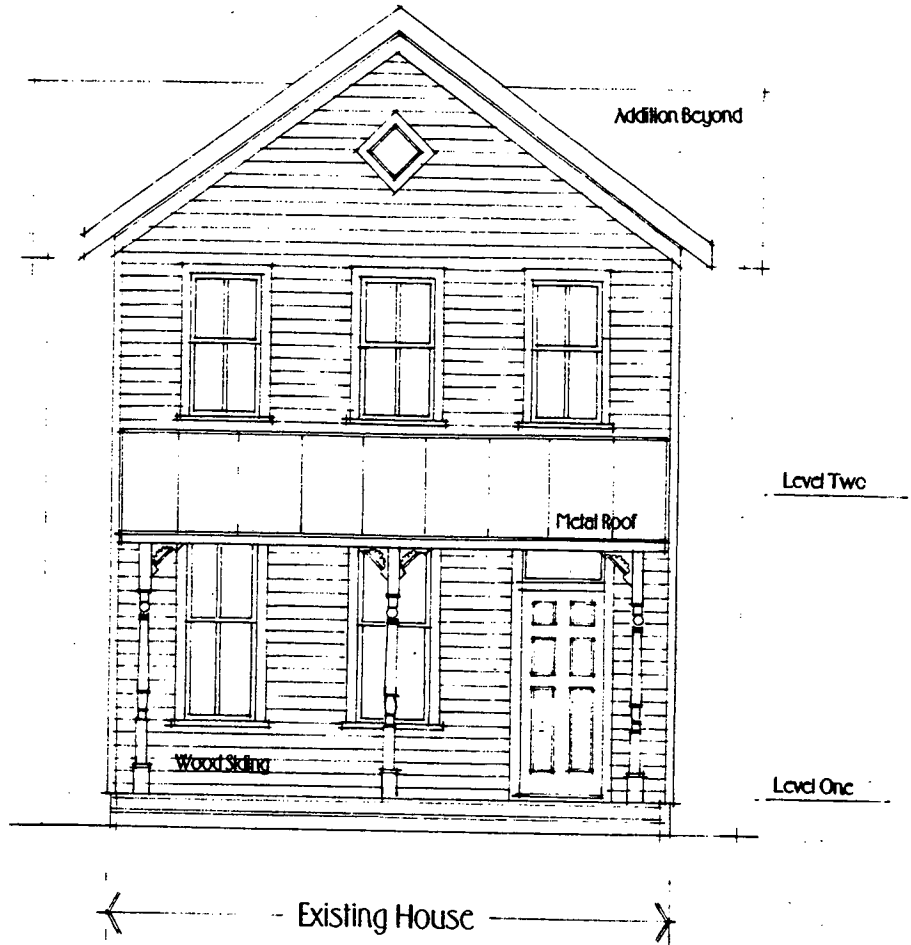
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**Floor Plan / Level One**  
 Scale: 1/4" = 1'-0"



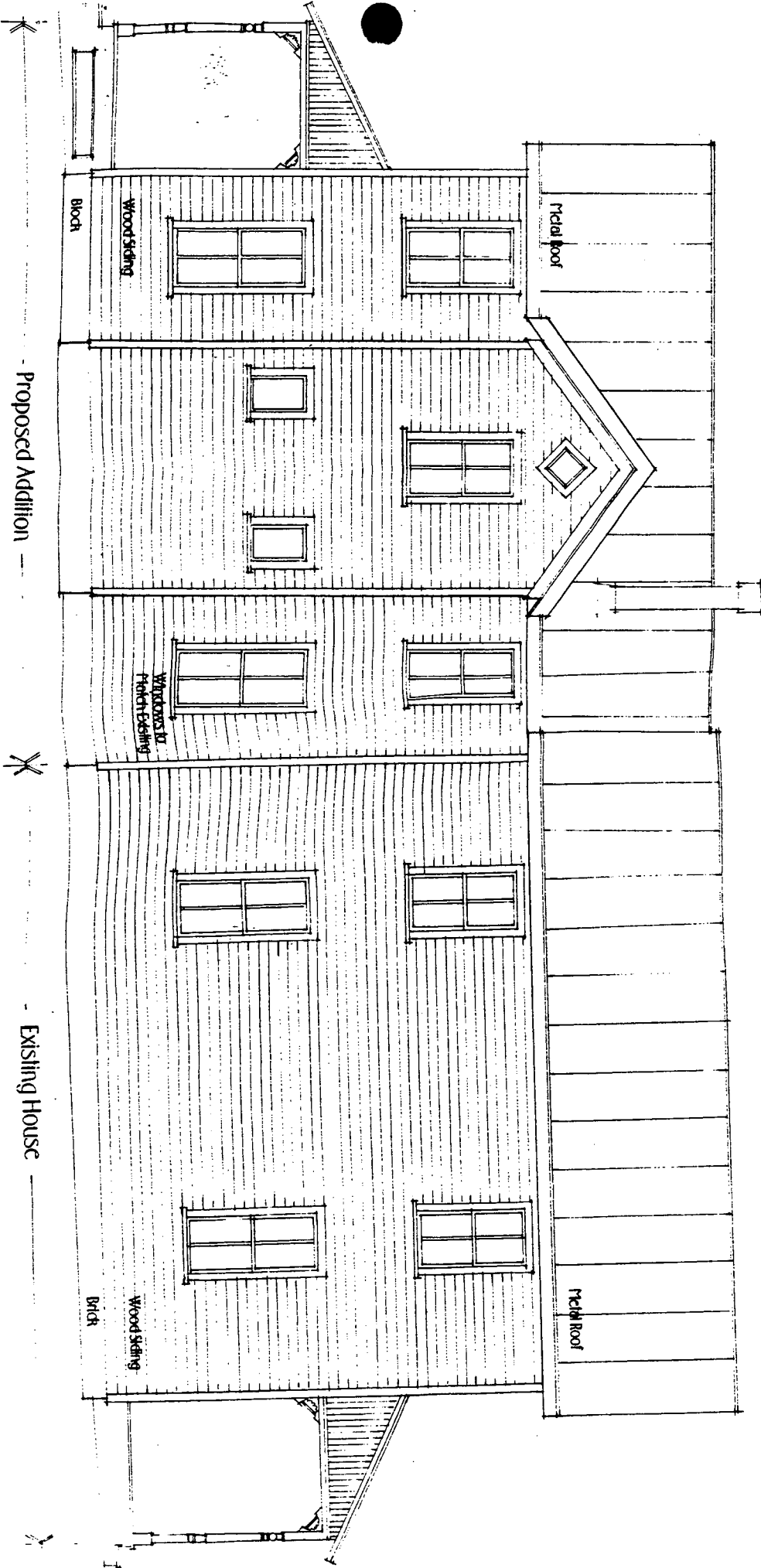
**Floor Plan / Level Two**  
 Scale: 1/4" = 1'-0"



**Front Elevation**  
Scale: 1/4" = 1'-0"

8

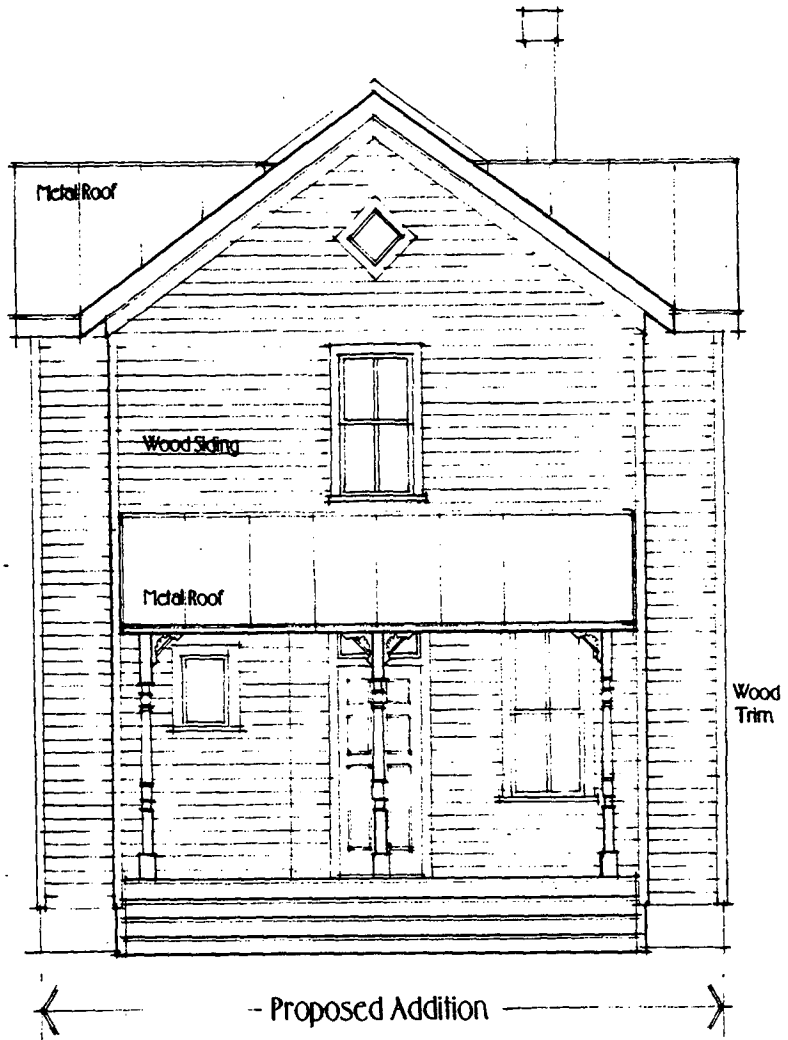




Proposed Addition

Existing House

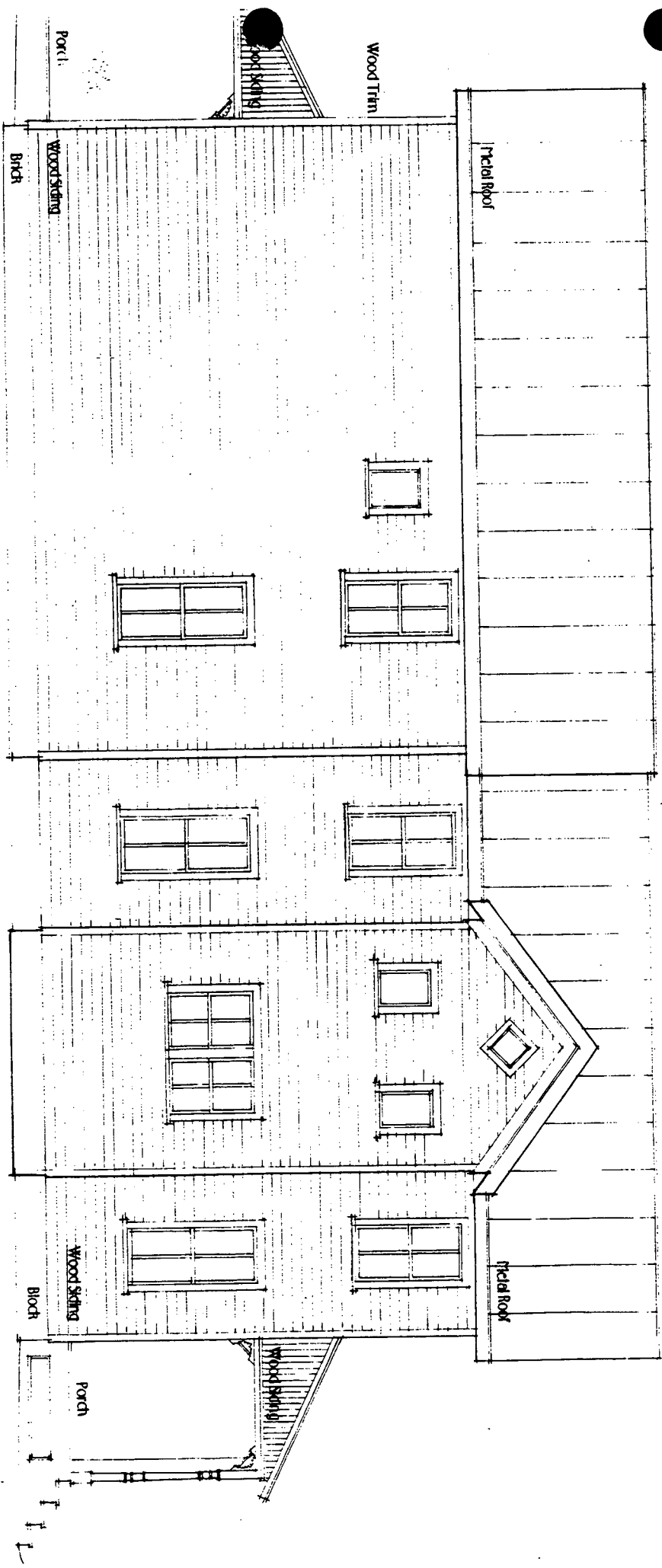
1.5th Side Elevation/Proposed



Rear Elevation/Proposed

Scale: 1/4" = 1'-0"

10



- Existing House -

- Proposed Addition -

**Right Side Elevation/Proposed**

Scale: 1/4" = 1'-0"

1053 31ST STREET, NW, SUITE 201  
WASHINGTON, DC 20007  
TEL 202/337-2773  
FAX 202/333-3077

Date: 19 February 1993

Project: 4113 Jones Bridge Road  
Chevy Chase, Maryland

Re: Addition, Exterior Materials Description:

1. Siding:  
Replace existing with similar profile, 5" exposure, wood.  
Addition to have 5" exposure, wood, profile and exposure to match existing.
2. Roof:  
Metal, standing seam, profile and material to match existing.
3. Foundation base:  
Brick at existing structure;  
Concrete masonry unit at addition.
4. Windows:  
Replace existing with 2 over 2, wood;  
Windows at addition to be 2 over 2, wood
5. Gutters/Downspouts:  
Aluminum at existing structure and addition.
6. Wood trim:  
Replace existing with the same;  
Addition to match existing.

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WASHINGTON, DC 20007

TEL 202/337-2773

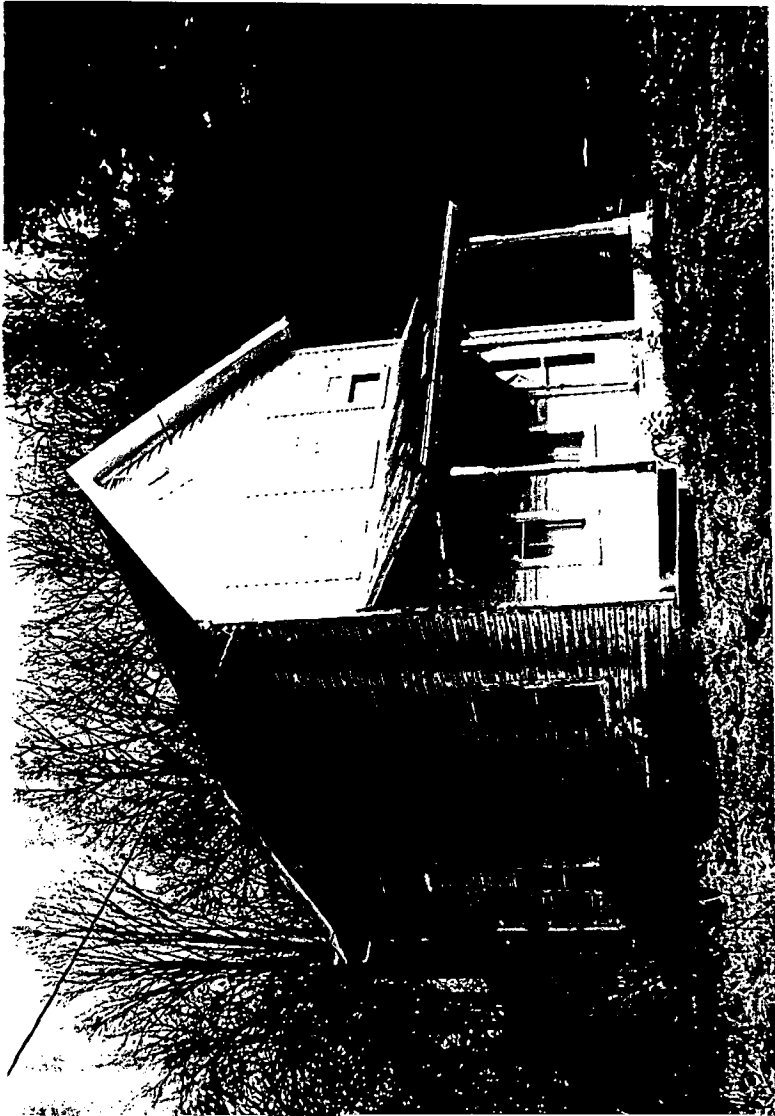
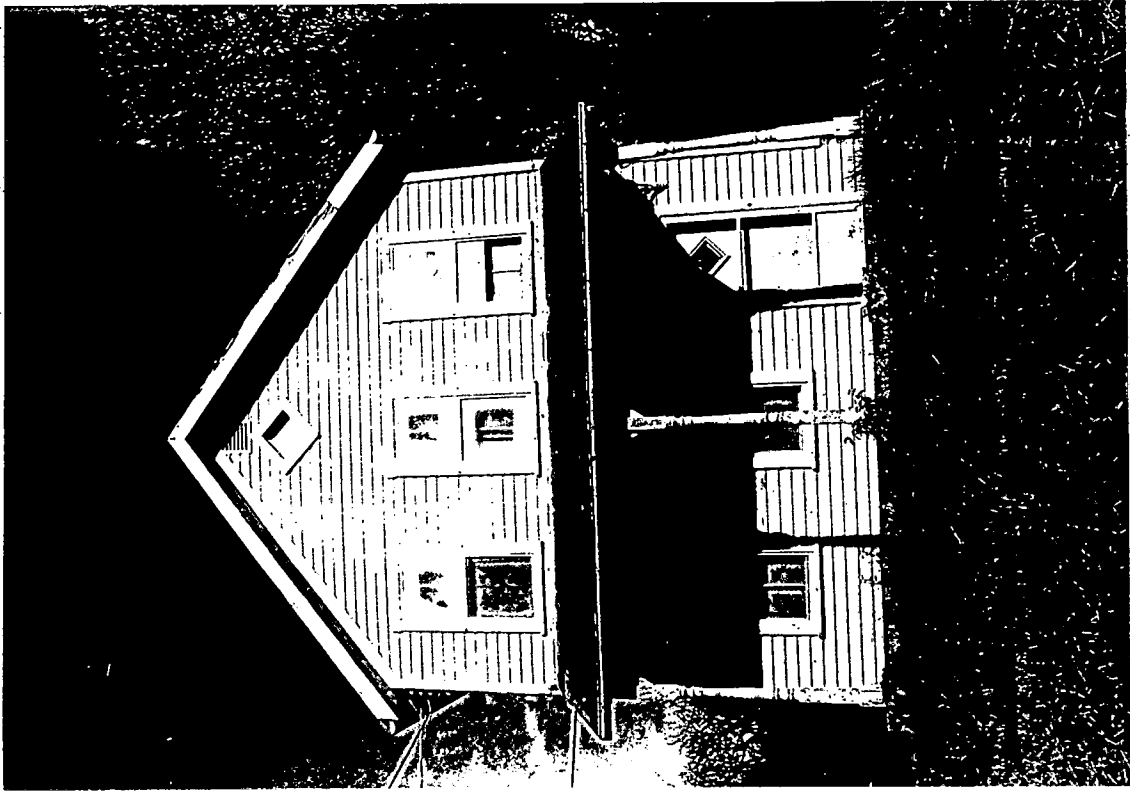
FAX 202/333-3077

Date: 19 February 1993

Project: 4113 Jones Bridge Road  
Chevy Chase, Maryland

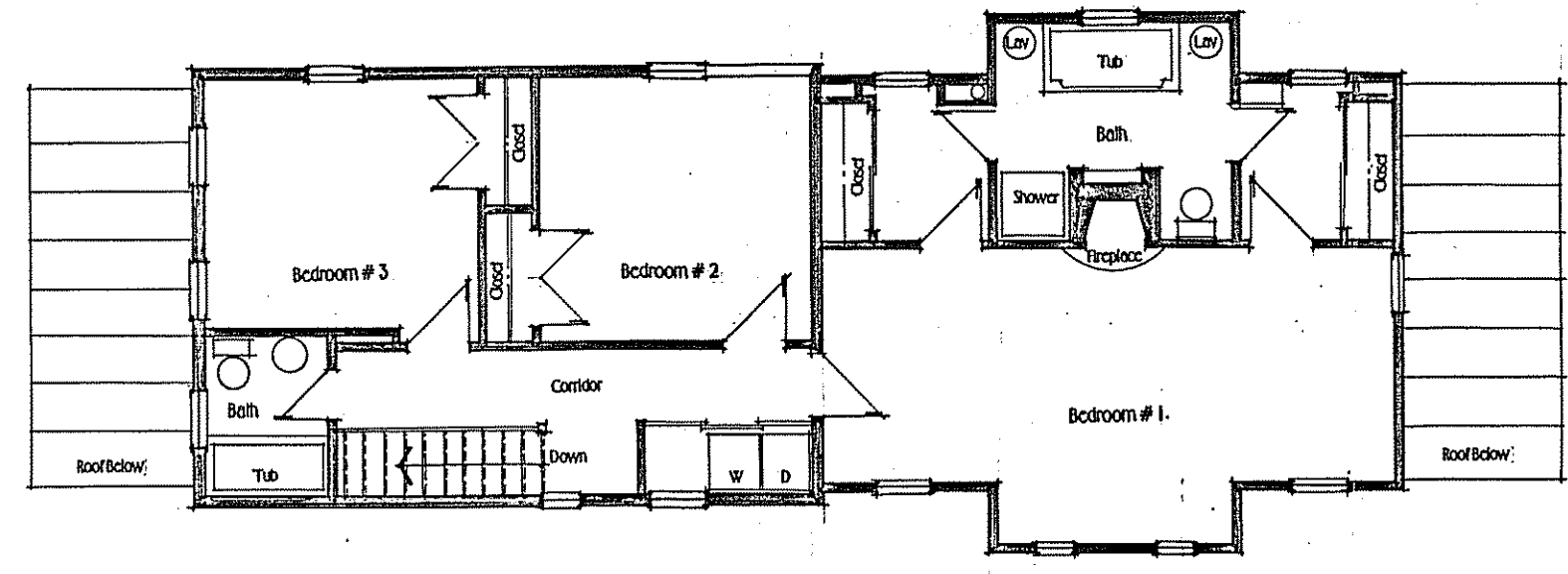
Re: Addition, Exterior Materials Description:

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Addition to match existing.

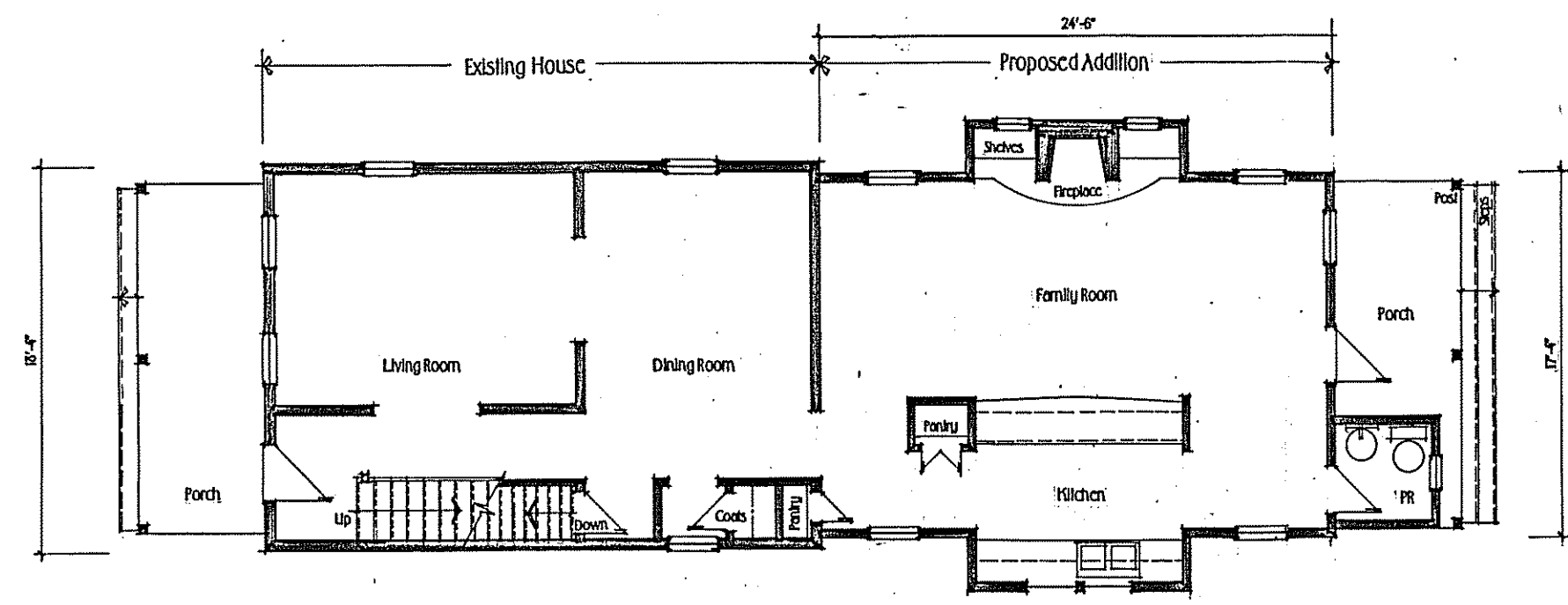


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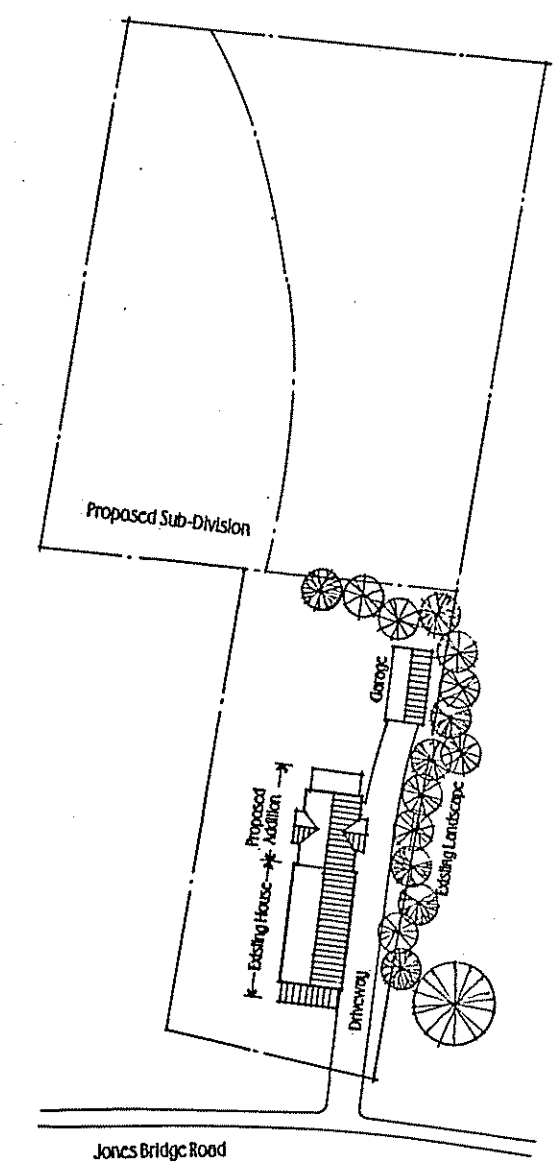
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**Floor Plan / Level Two**  
Scale: 1/4" = 1'-0"



**Floor Plan / Level One**  
Scale: 1/4" = 1'-0"



**Site Plan**  
Scale: 1" = 30'

Renovation & Addition to:  
**4113 Jones Bridge Road**

REVISIONS

NO.	DATE	ITEM

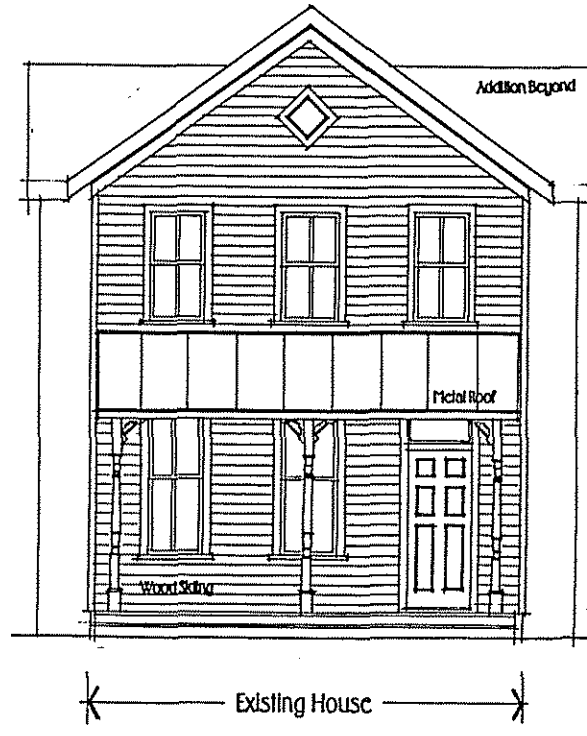
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**Floor Plans  
Site Plan**

PROJECT #: 9302  
DATE: February 19, 1993

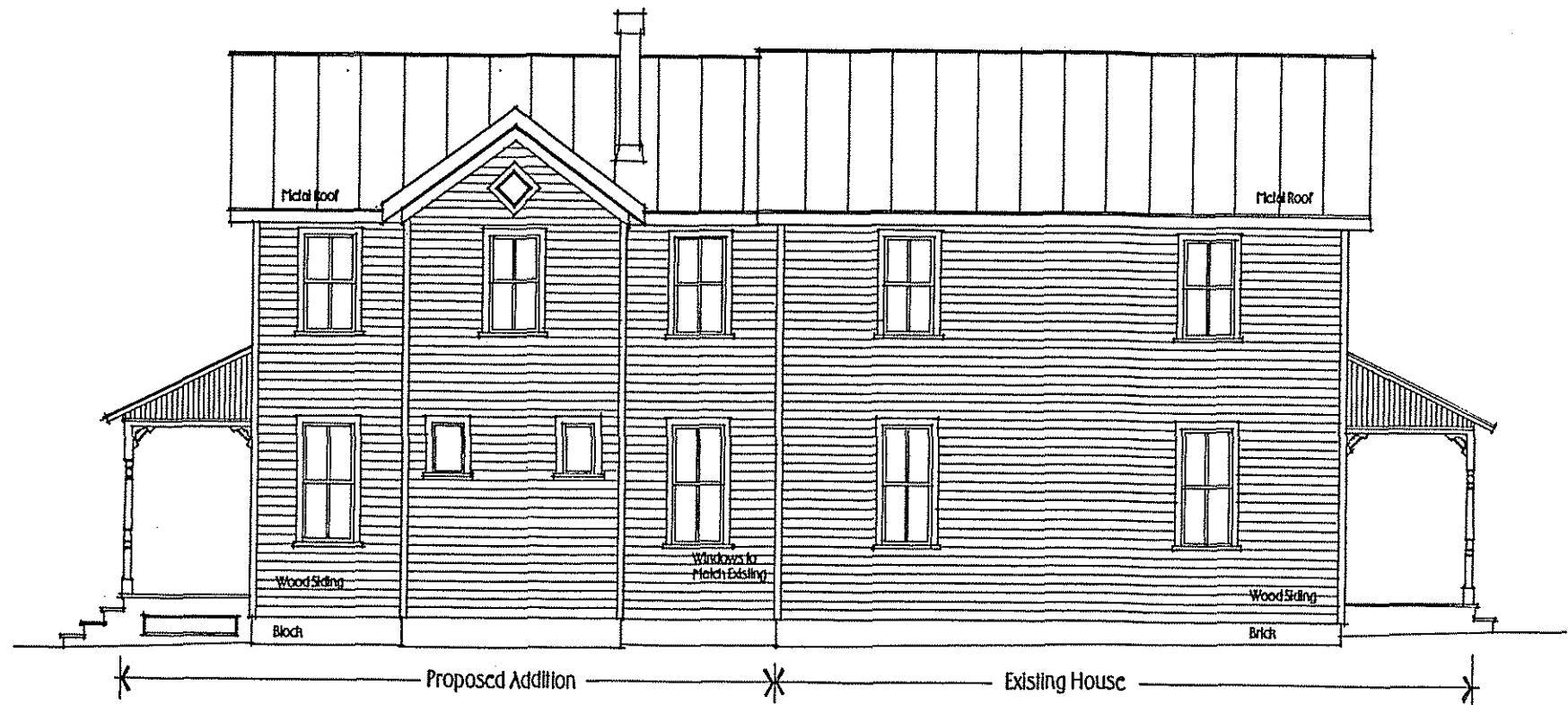
SHEET #:  
**al**

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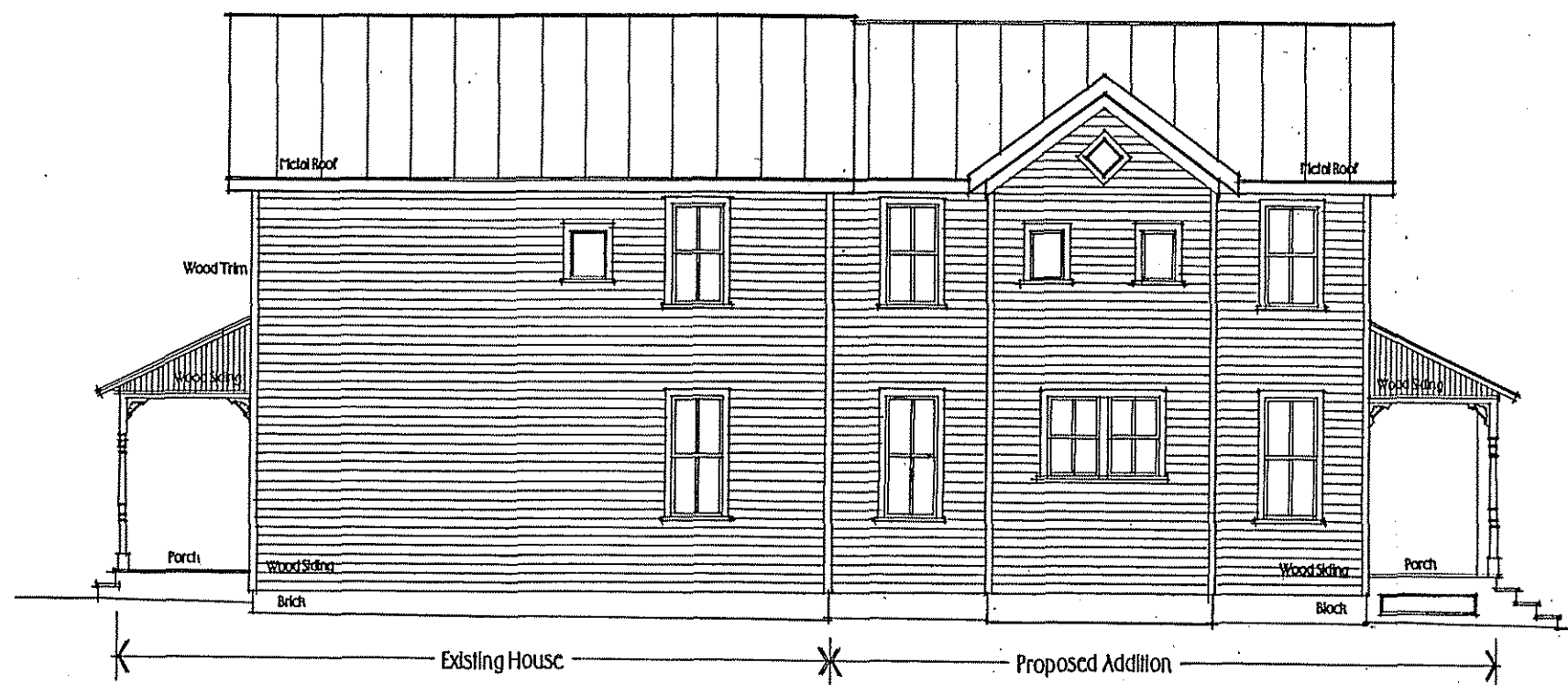
Renovation & Addition to:  
**4113 Jones Bridge Road**



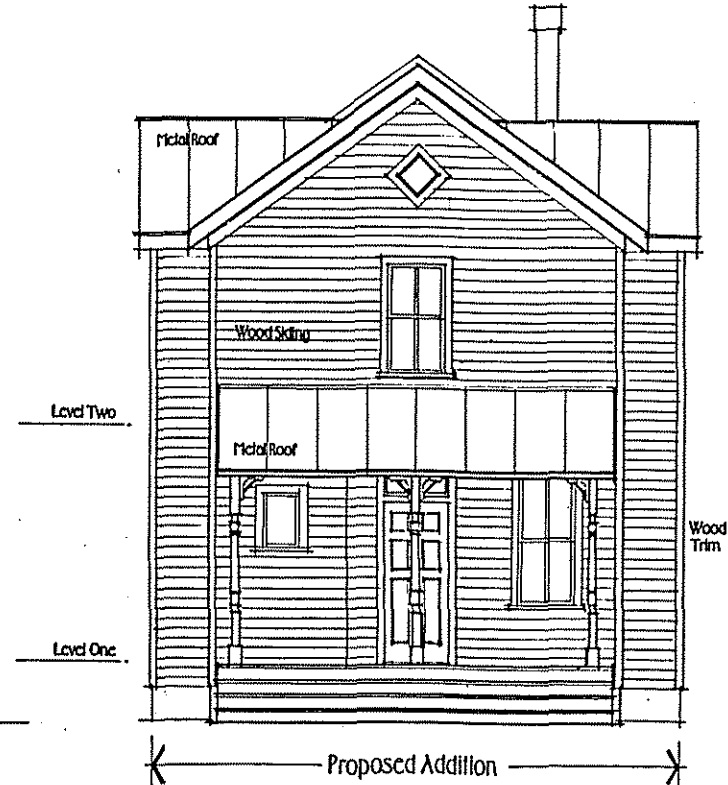
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 Scale: 1/4" = 1'-0"



**Left Side Elevation/Proposed**  
 Scale: 1/4" = 1'-0"



**Right Side Elevation/Proposed**  
 Scale: 1/4" = 1'-0"



**Rear Elevation/Proposed**  
 Scale: 1/4" = 1'-0"

REVISIONS

NO.	DATE	BY

DRAWING TITLE:  
**Exterior Elevations**

PROJECT # 9302  
 DATE: February 19, 1993

SHEET #:  
**a2**



VELAZQUEZ / **TONY**

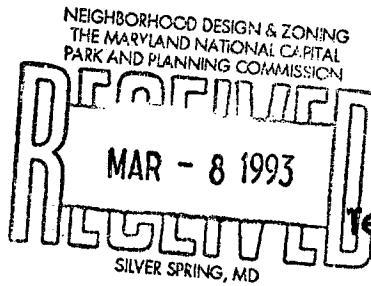
ARCHITECTS

1053 31ST STREET, NW, SUITE 201

WASHINGTON, DC 20007

TEL 202/337-2773

FAX 202/333-3077



Telecopy Cover Sheet

Date: 8 MARCH 93

To: NANCY WITHERELL

Company: MNCPPC

Fax #: 301-495-1307

Number of pages including the cover sheet: THREE

Project: 413 JONES BRIDGE RD

Comments: HI NANCY —

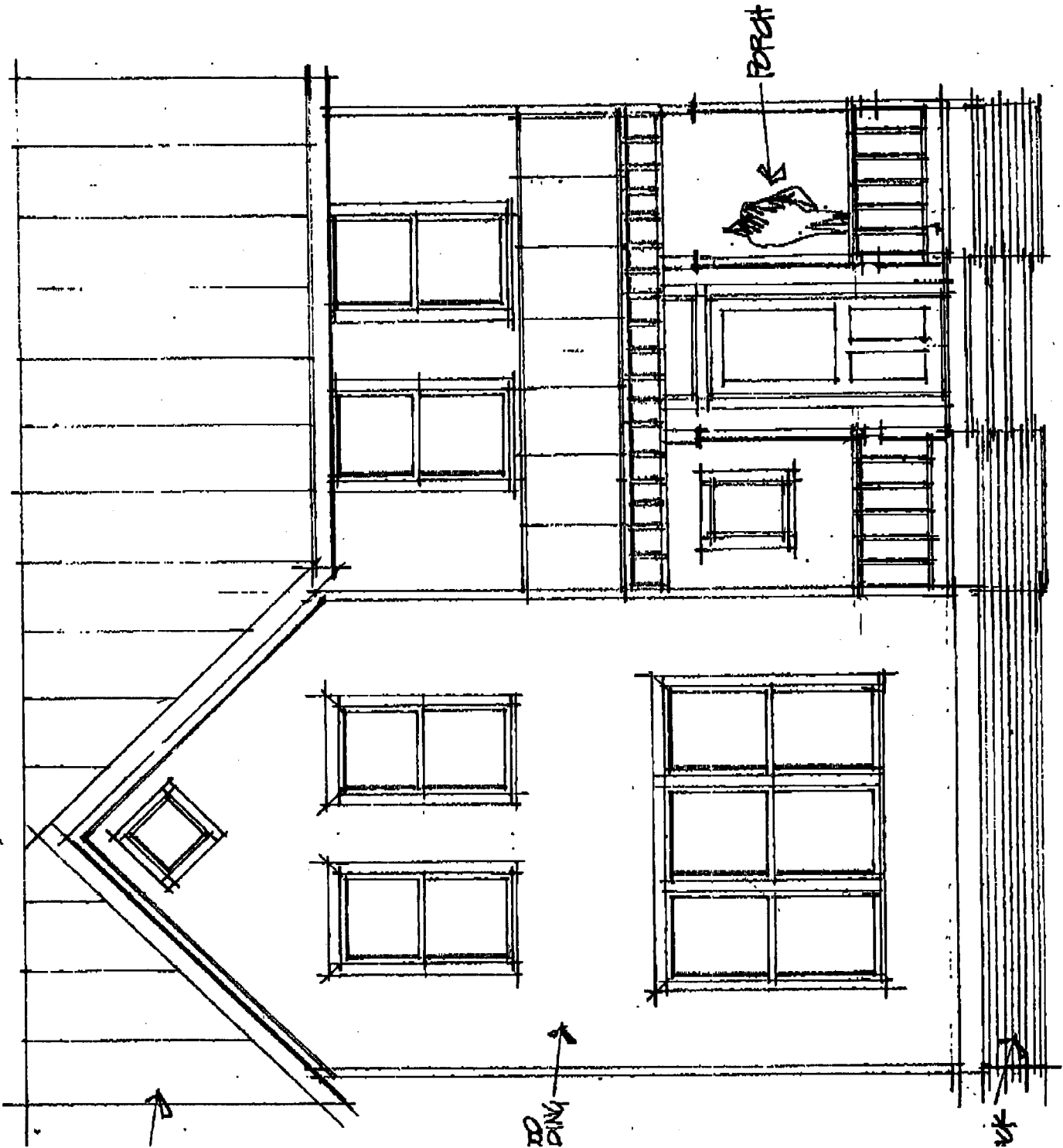
PLEASE FIND ATTACHED :

(1) REVISED SITE PLAN SHOWING THE DRIVEWAY ON THE OTHER SIDE

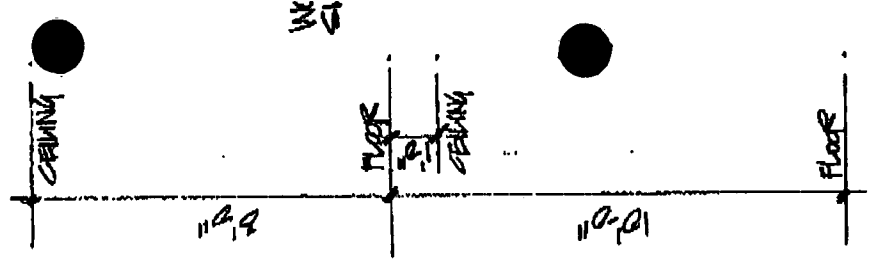
(2) FRONT ELEVATION OF HOUSES WE PROPOSE FOR THE REAR LOTS. WE ARE TRYING TO PROVIDE A FARM HOUSE APPEARANCE.

Sender: TONY

TONY VELAZQUEZ AIA  
 Project: JONES BRADIE ROAD  
 Date: 8 MARCH 93  
 Sheet: FRONT ELEVATION  
(FRONT LOT HOUSE)

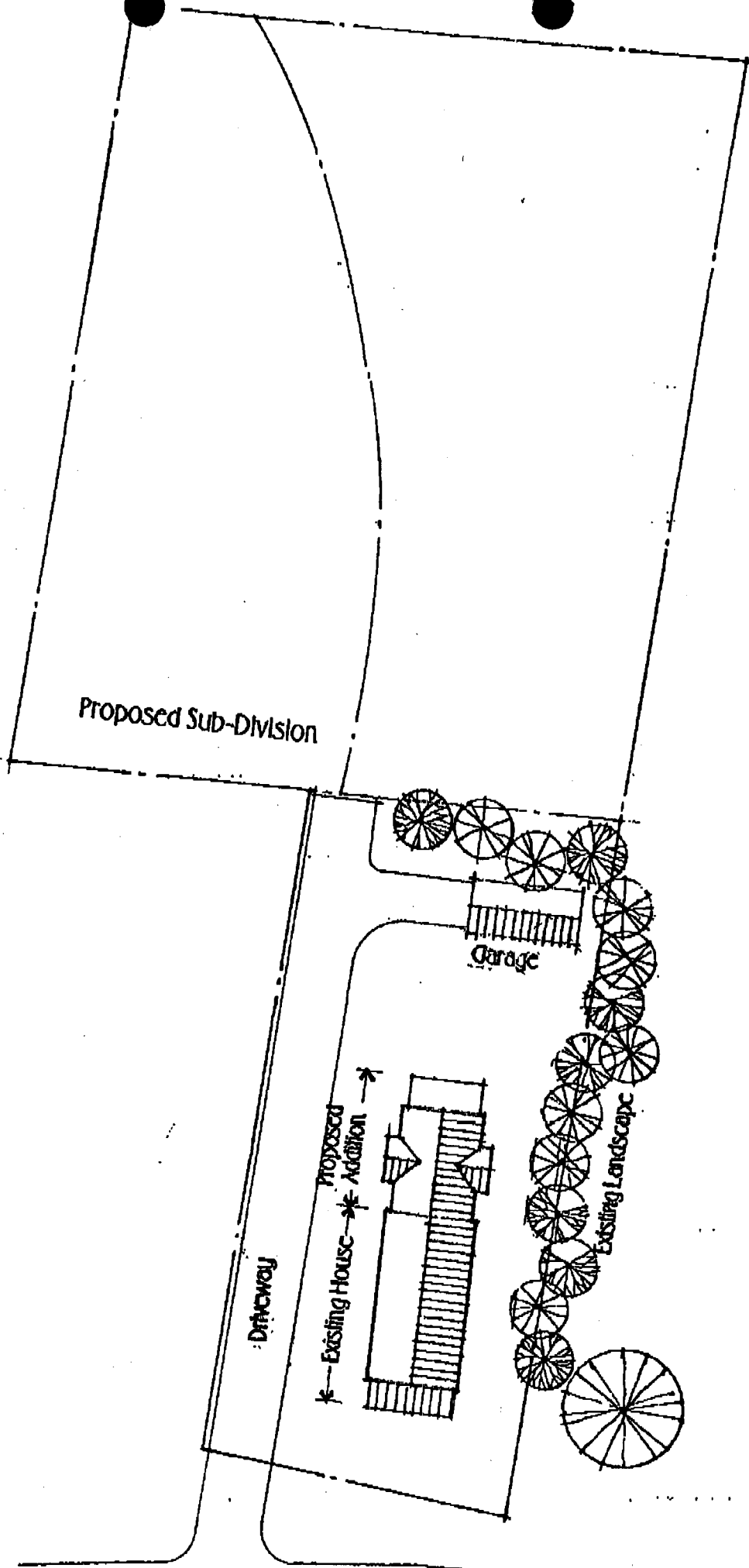


METAL  
ROOF



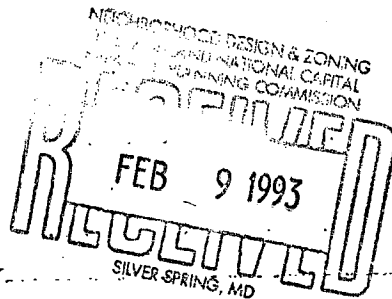
IN  
CL

FR



Jones Bridge Road

Site Plan  
Scale: 1" = 30'



TO: NANCY WITHERELL

FROM: BRENDAN MAGNER

SUBJECT: 4113 Jones Bridge

Nancy -

Please review -

Thanks -

BRENDAN

(H) 301 9214412

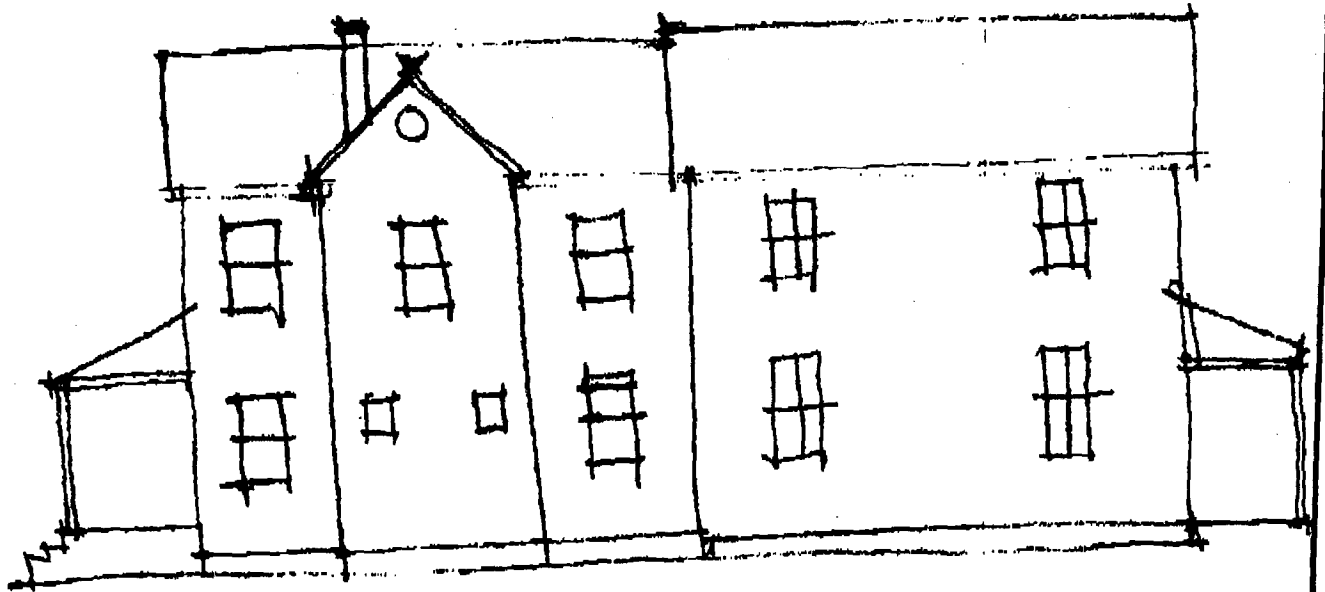
FAX 301 921 4414

TOTAL 3 PAGES

FROM VELAZQUEZ-TONY ARCH

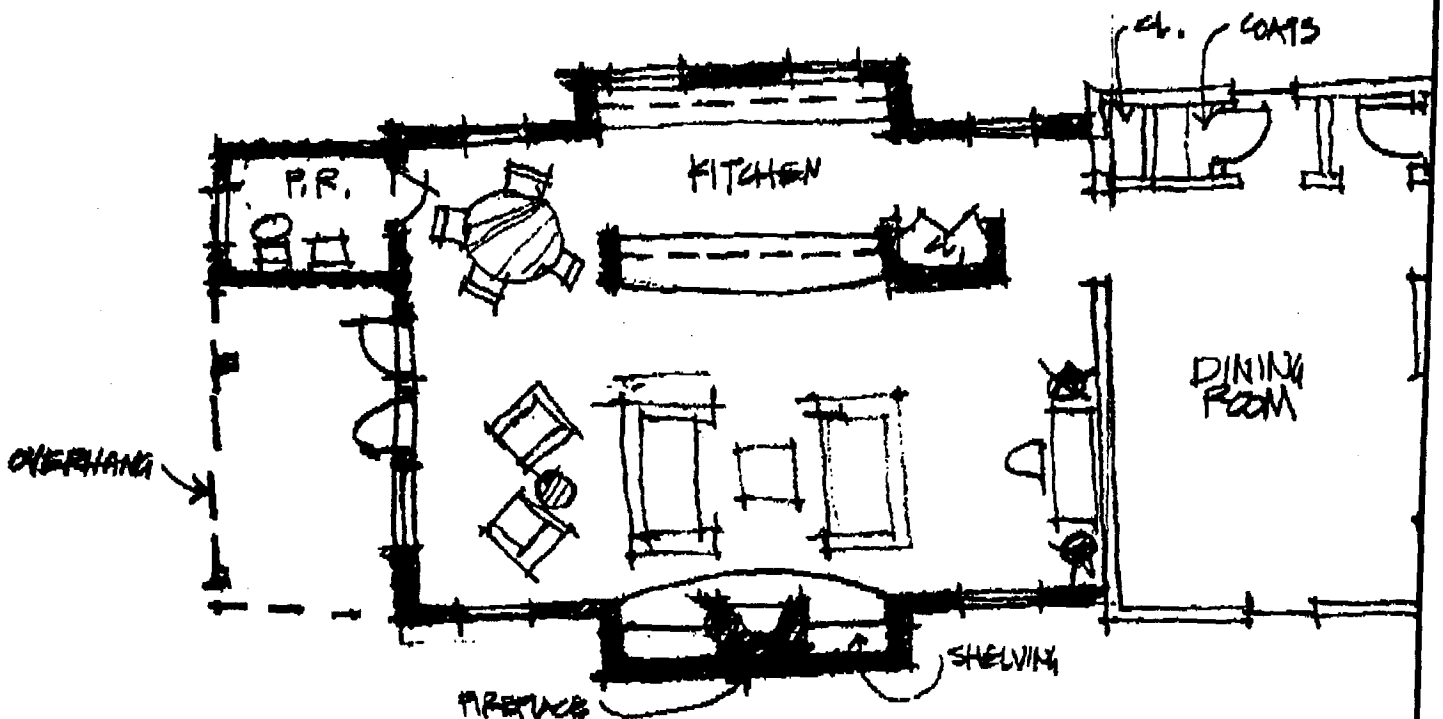
2. 9.1993 11:34

P. 1



LEFT SIDE ELEVATION

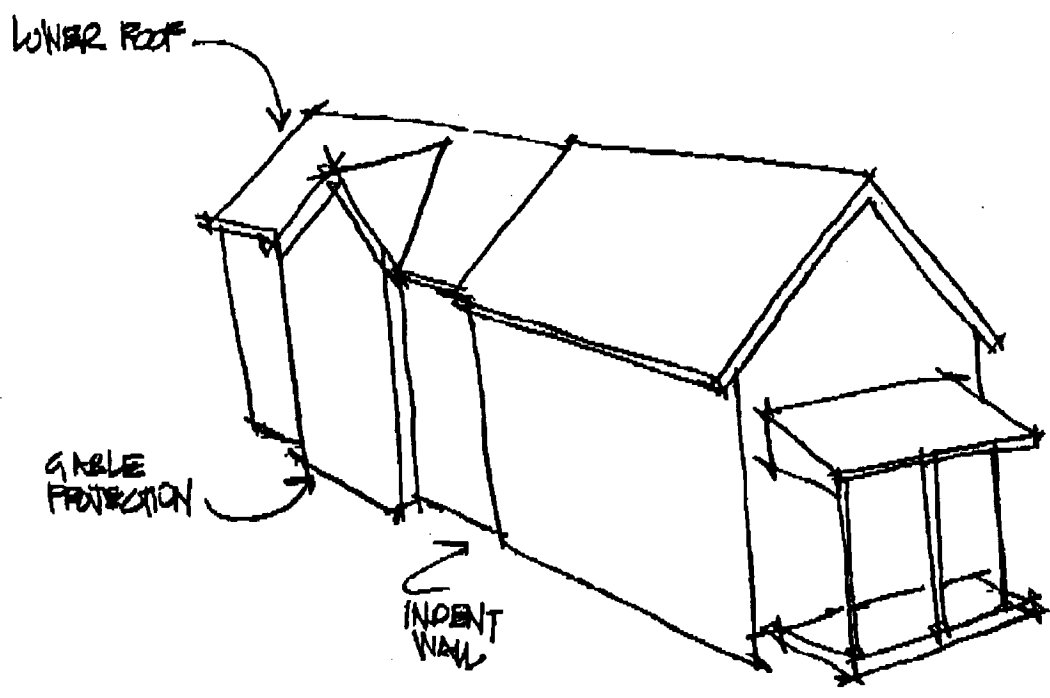
N.T.S.



PARTIAL FLOOR PLAN

N.T.S.

TONY VELAZQUEZ AIA  
 Project JONES BRIDGE RD.  
 Date 2/1/93  
 Sheet ONE/TWO



**TONY VELAZQUEZ, AIA**

Project: JONES BRIDGE RD

Date: 2/9/93

Sheet: TWO/TWO



TO NANCY WITHERELL

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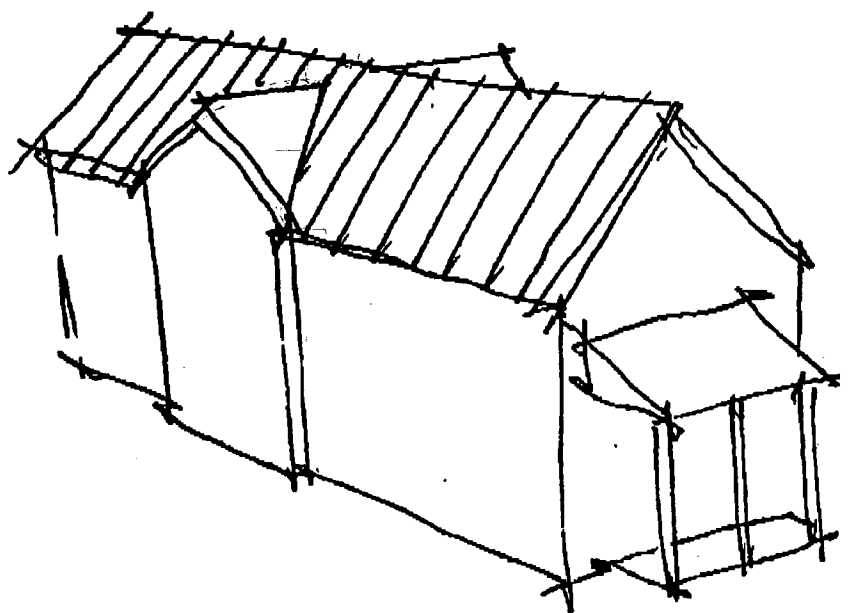
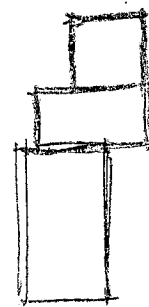
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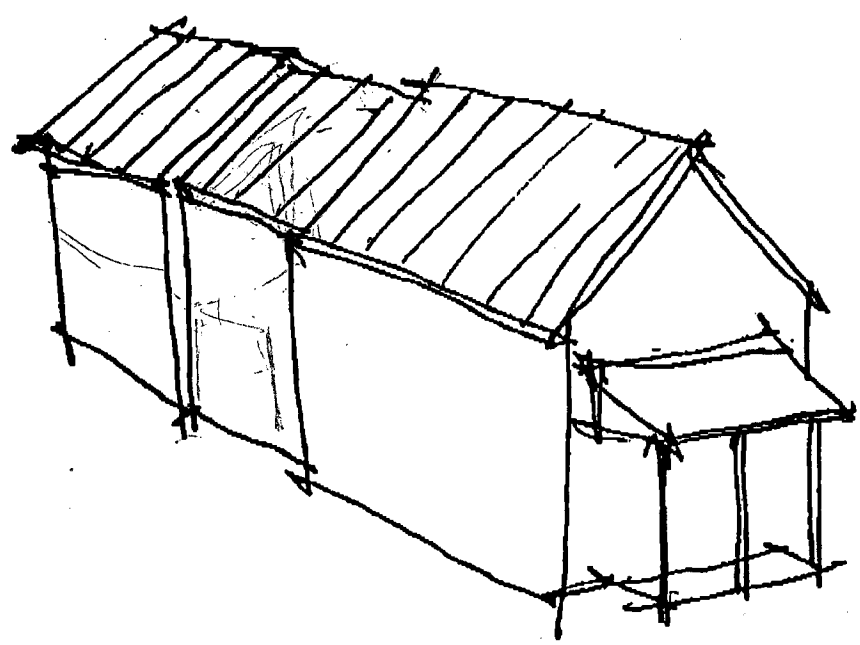
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P. 3

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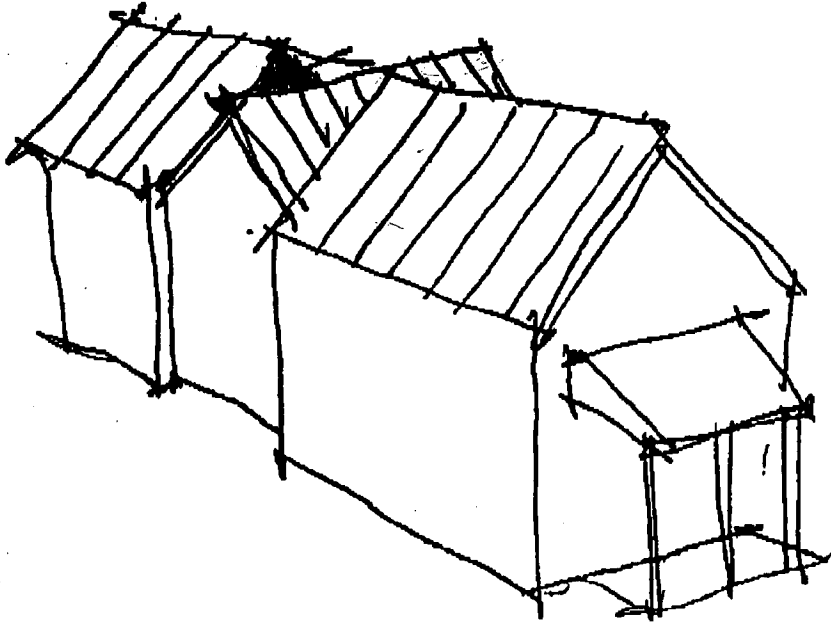
SKETCH (A)

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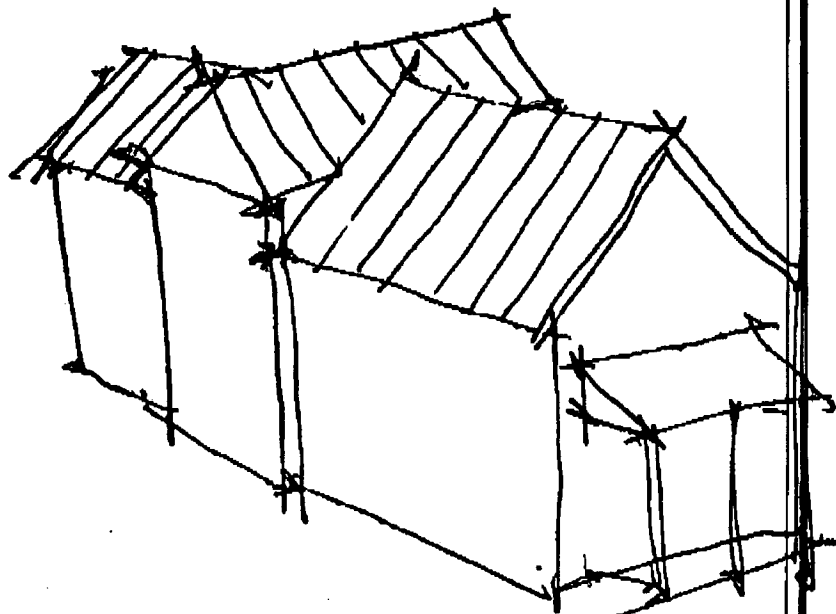
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SCHEME B



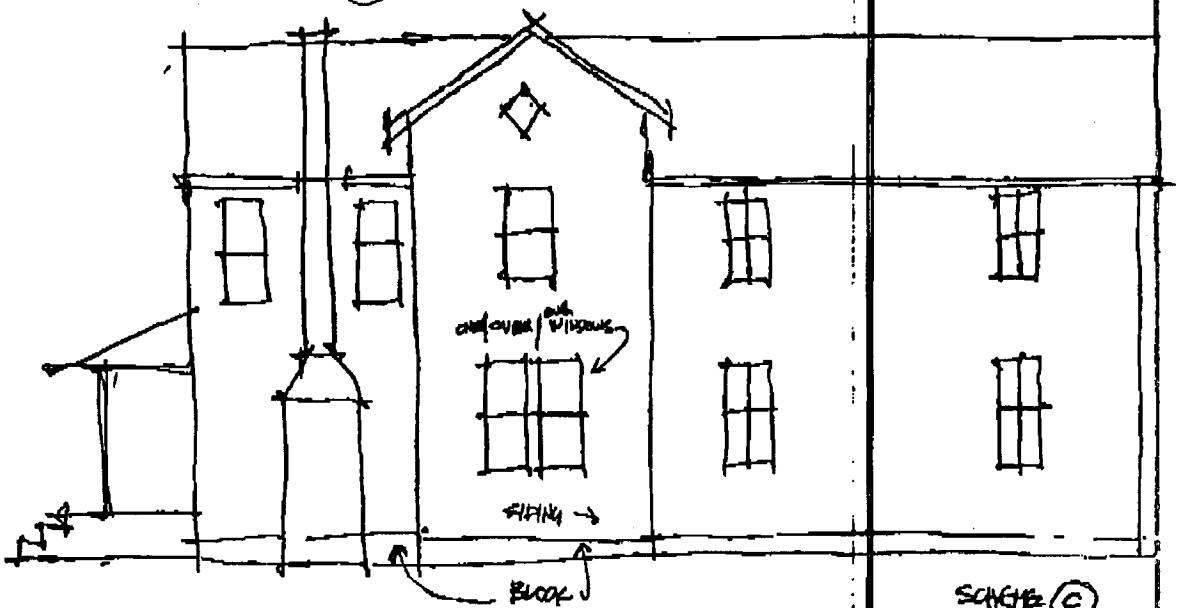
SCHEME C

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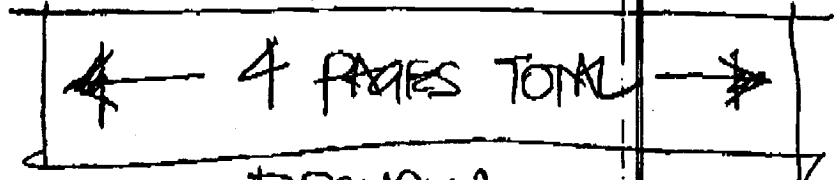
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SCHEME (C)



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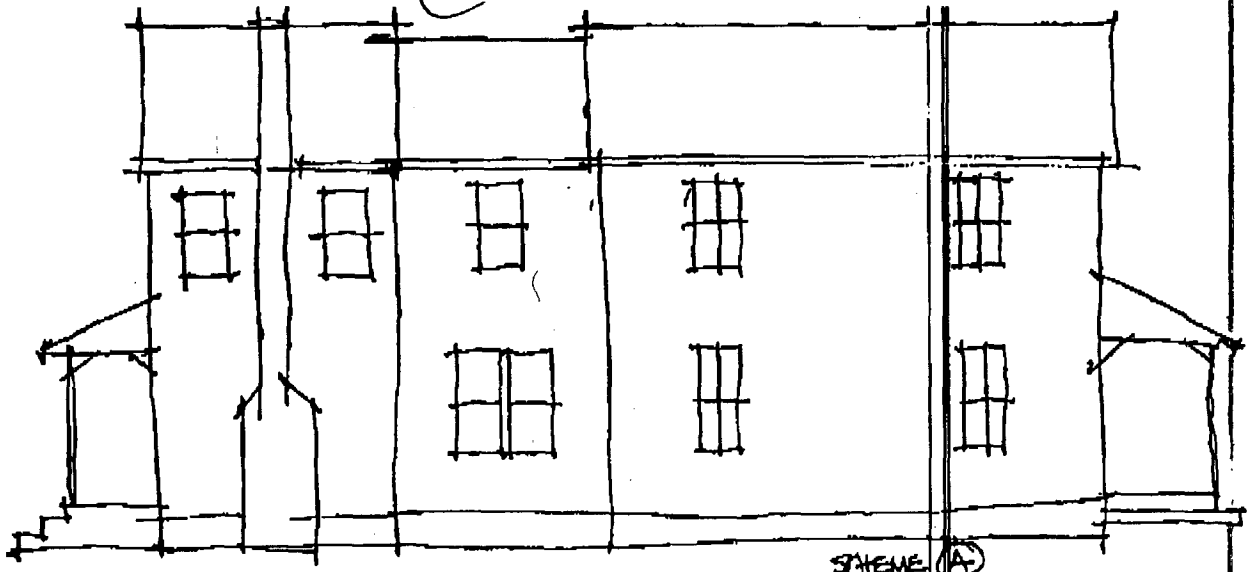
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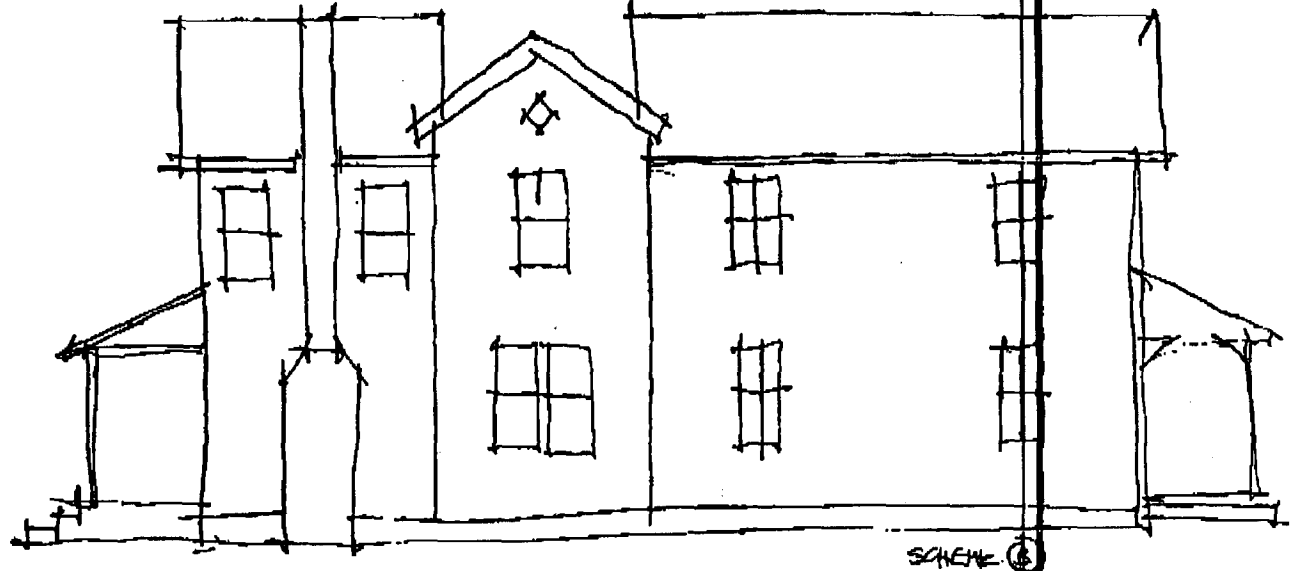
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SCHEME (A)



SCHEME (B)

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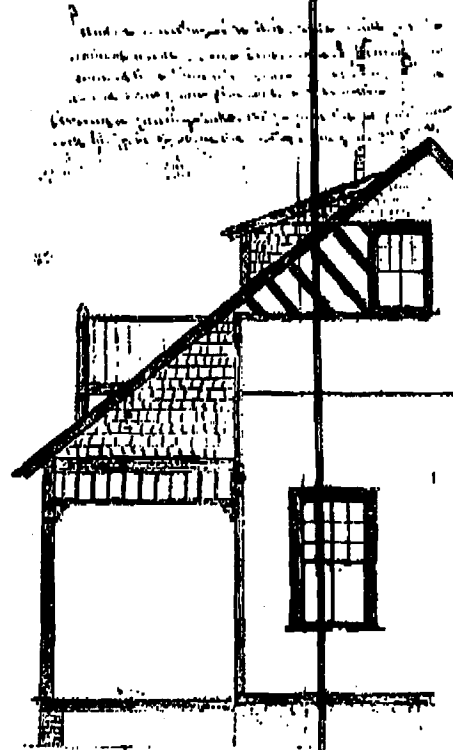
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P. 4

COLOR PLACEMENT • 99

PLATE 120. N. B. Van Slyke sketched his new cottage at Maple Bluff, Wisconsin, and described it as "painted something like this. Body White (in the natural woods of large Elm, Maple, Butternut and Basswood trees.) Trimmings, grass green; shingling the natural color of new pine wood. Roof vermillion. . . ." Although the white body is fully outlined in the green trim, the board shutters are white and there is no picking out of the porch decoration or lattice—altogether a conservative paint scheme. Fortunately a black-and-white photograph of the cottage also survives from 1884 (below). Photograph courtesy of the State Historical Society of Wisconsin



New Homes



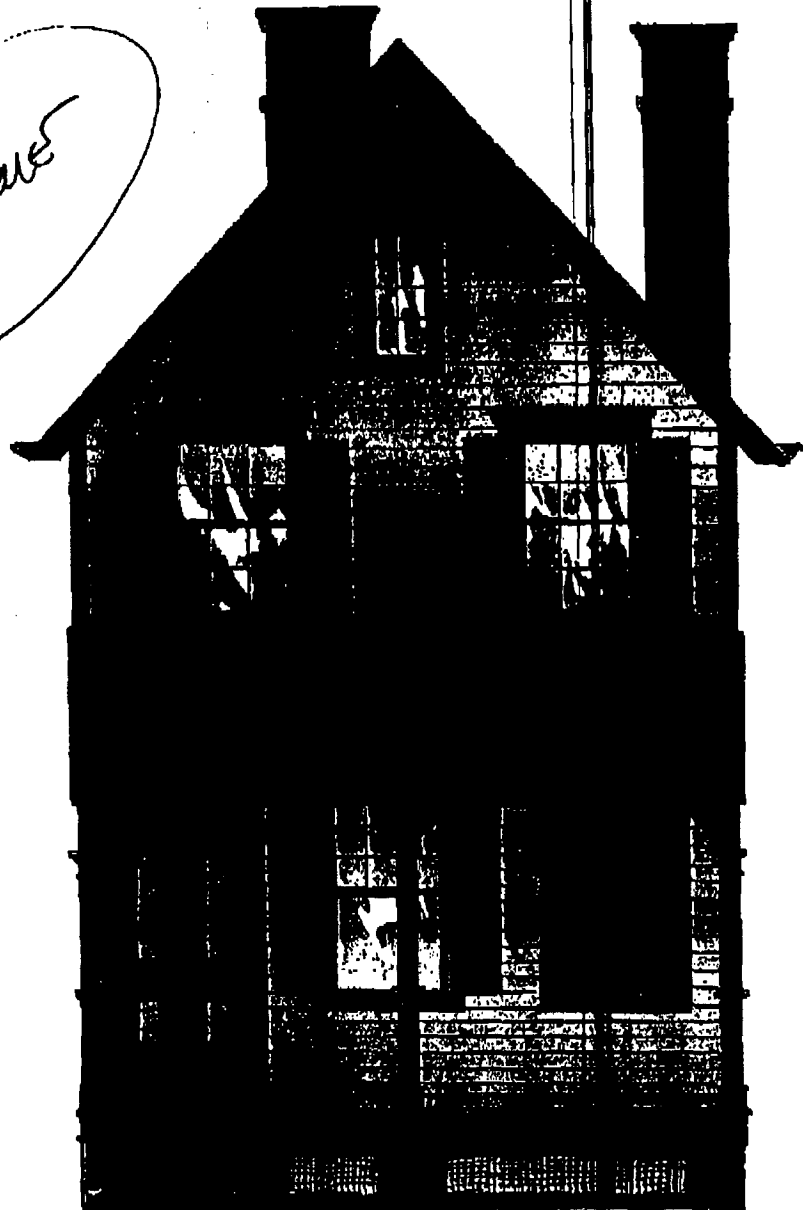
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P. 2

SELECTING COLORS • 37

EXISTING HOUSE  
4/13



**PLATE 40.** Two views of "an inexpensive country or village house, estimated cost \$800," which was "five or ten years ago invariably painted white, with green blinds." In the perspective view (opposite), the body of the house has been painted Brownstone and the trim Drab. Note that two additional colors have carefully been introduced for the recessed panels of the shutters and all sash; otherwise the modest trim is not picked out. The front view (right) illustrates the effect obtained by reversing the colors—the body light and the trim dark. The shutters are painted to match the trim with the sash color used to pick out the first-floor shutter moldings. John Lucas & Co., Portfolio of Modern House Painting Designs (Philadelphia, 1887). Dornsite Collection of the Victorian Society in America at the Athenaeum of Philadelphia

**Step Five.** Having chosen a pleasing body color that is historically appropriate for the age, style, and type of your building, you should then—and only then—turn to Table 2 on page 38, the Color Affinity Chart based upon color schemes recommended by various nineteenth-century books on exterior decoration. You can use this chart to determine which colors the Victorians thought would be the best matches for the body of your building. For example, if you have selected Fawn as the color for the clapboards of your house, Table 2 tells you that the Victorians considered Straw, Buff, Drab, Gray Stone, and Brownstone acceptable trimming colors. If

your building requires more than one body or trim color, the table provides several alternatives—for example, you might select Light and Dark Drab. The many alternatives not only make it easier for you to choose your colors but also allow you to express your personal preferences.

**Step Six.** Having settled on the body color(s) and trim color(s), you will need to determine from Chapter 4 what colors are most appropriate and pleasing for shutters, window sash, porch roof and floor, and any special details such as roof cresting and ironwork, and small

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P. 3



Painted following the guidelines and the colors recommended by the architects and critics of the picturesque such as Downing, Vaux, and Wheeler. You will be looking at the lighter tints of Pawn, Drab, Straw, Gray Stone, Slate, Brownstone, Buff, Bronze Green, and Shutter Green.

2. Buildings erected after c. 1870 might be painted any of the colors advocated by the critics espousing the picturesque—including the darkest values of Drab, Stone, or Slate—or the rich tertiary colors such as Old Gold, Olive, Olive Yellow, Amber, and Terra Cotta.
3. Late-nineteenth-century buildings in the Colonial Revival style will probably be painted in one of the clear, light colors that became popular again in the 1890s: Colonial Revival Blue, Colonial Revival Gray, Colonial Revival Ivory, and Colonial Revival Yellow.
4. The style, material, and detailing of the structure must also be taken into account. The illustrations in this book and the detailed trimming instruc-

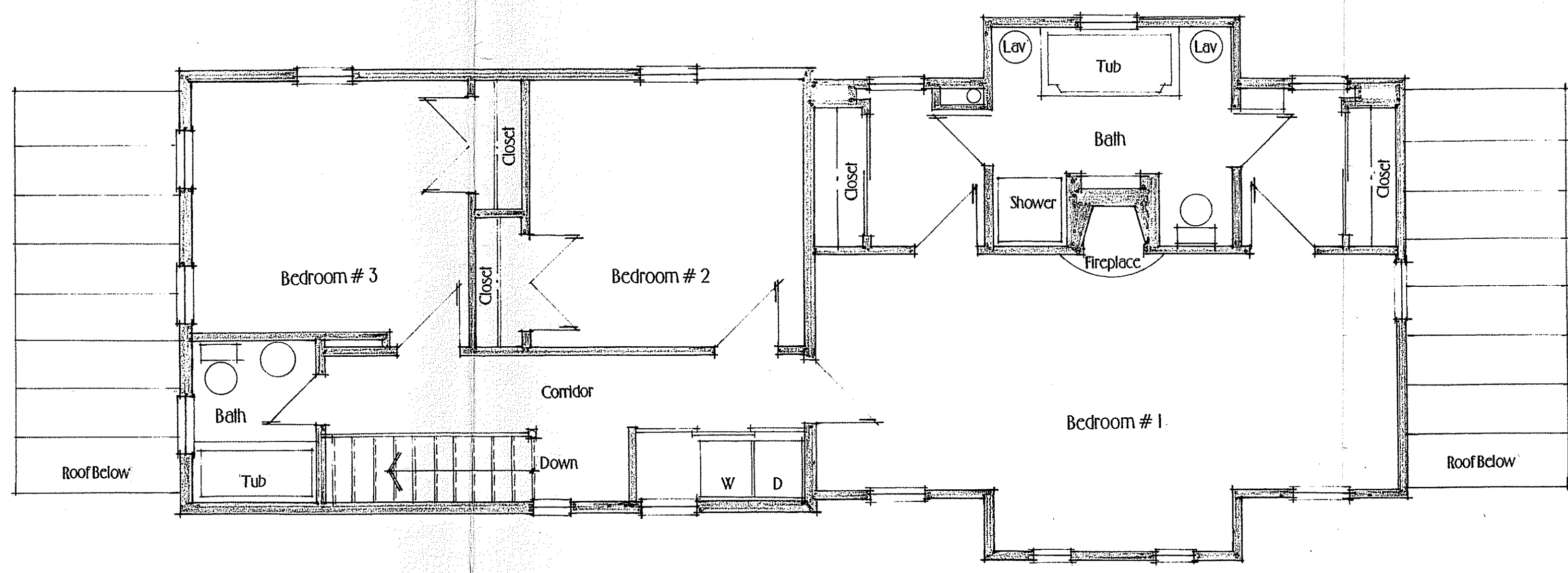
tions in Chapter 4 will give you guidance for selecting colors and determining the *number* of colors. If you have a Queen Anne house, for example, you will probably want to select two or three body colors as well as a trim color. If you are trimming a brick or stucco house you will probably only need one trim color; and so on.

**Step Four.** Now we begin to select colors. For a frame house you first choose the main body color. This should be a color that you like, and, having narrowed your available choices considerably from the several hundred colors offered by the typical fan deck of a national manufacturer, you should spread out those that remain and make your choice while examining them in *natural daylight*, not under an incandescent or a fluorescent lamp. (Incandescent light enhances the red end of the color spectrum, and most fluorescent lights enhance the blue end of the spectrum; both dramatically alter the way your eye perceives color.)

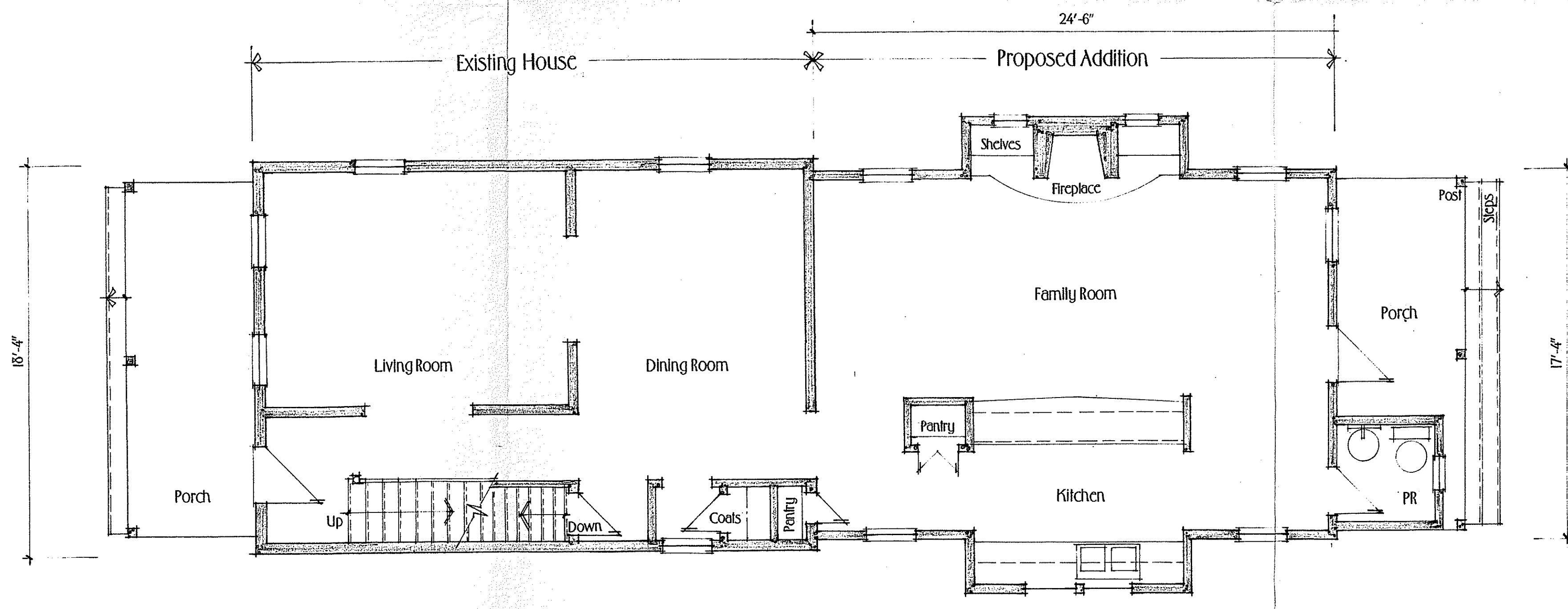


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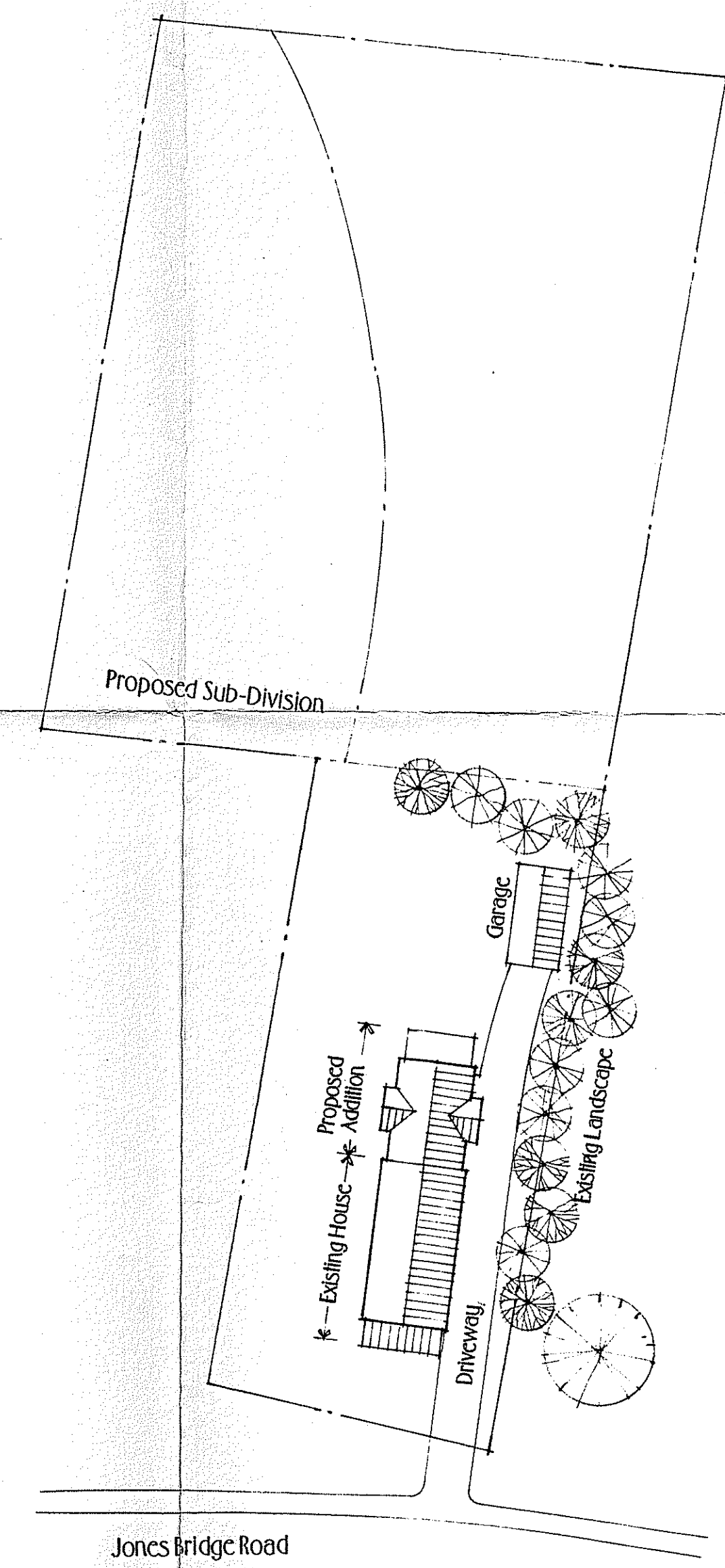
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**Floor Plan / Level Two**  
Scale: 1/4" = 1'-0"



**Floor Plan / Level One**  
Scale: 1/4" = 1'-0"



**Site Plan**  
Scale: 1" = 30'

Renovation & Addition to:  
**4113 Jones Bridge Road**

REVISIONS:

NO.	DATE	ITEM

DRAWING TITLE:  
**Floor Plans  
Site Plan**

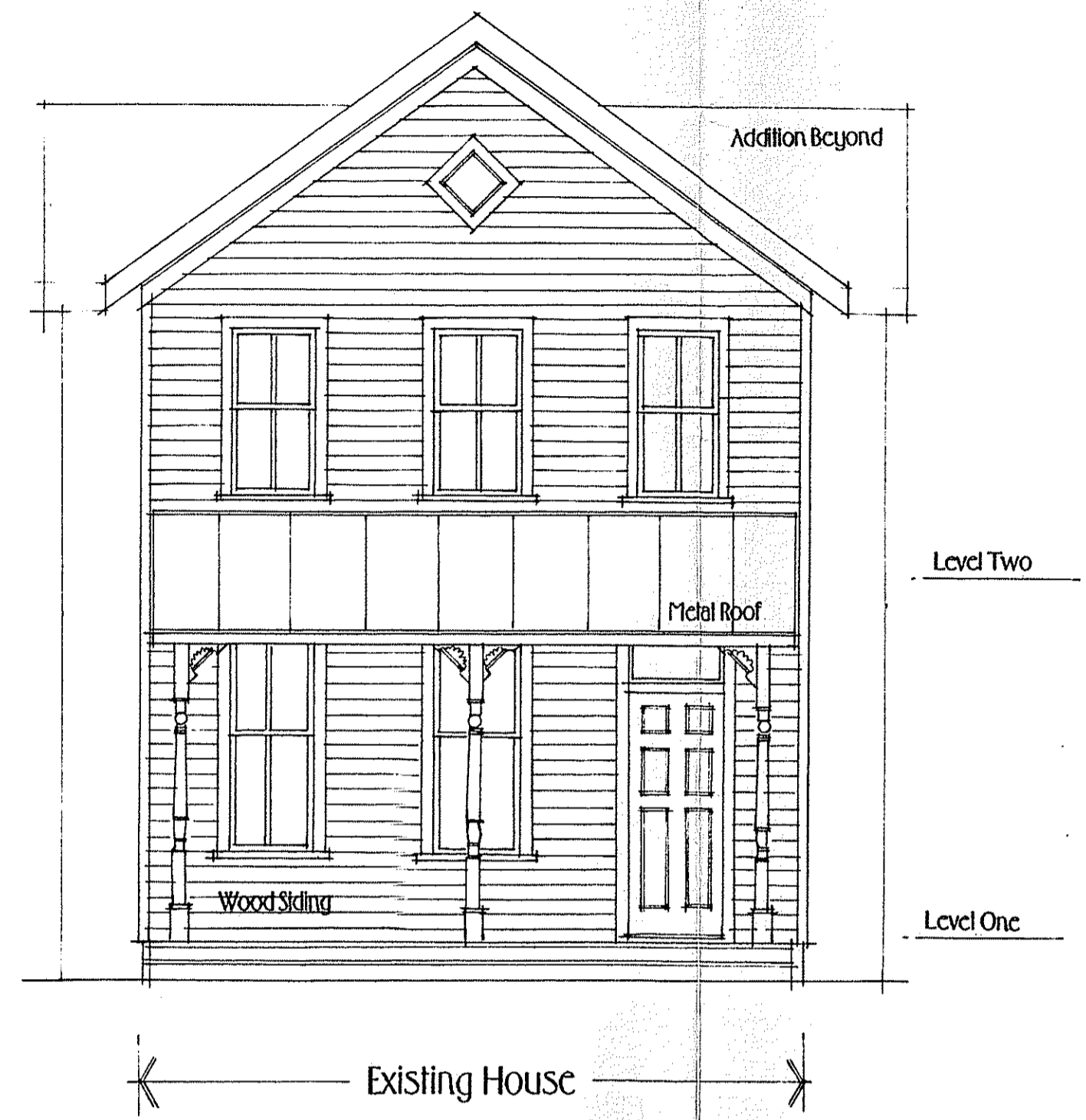
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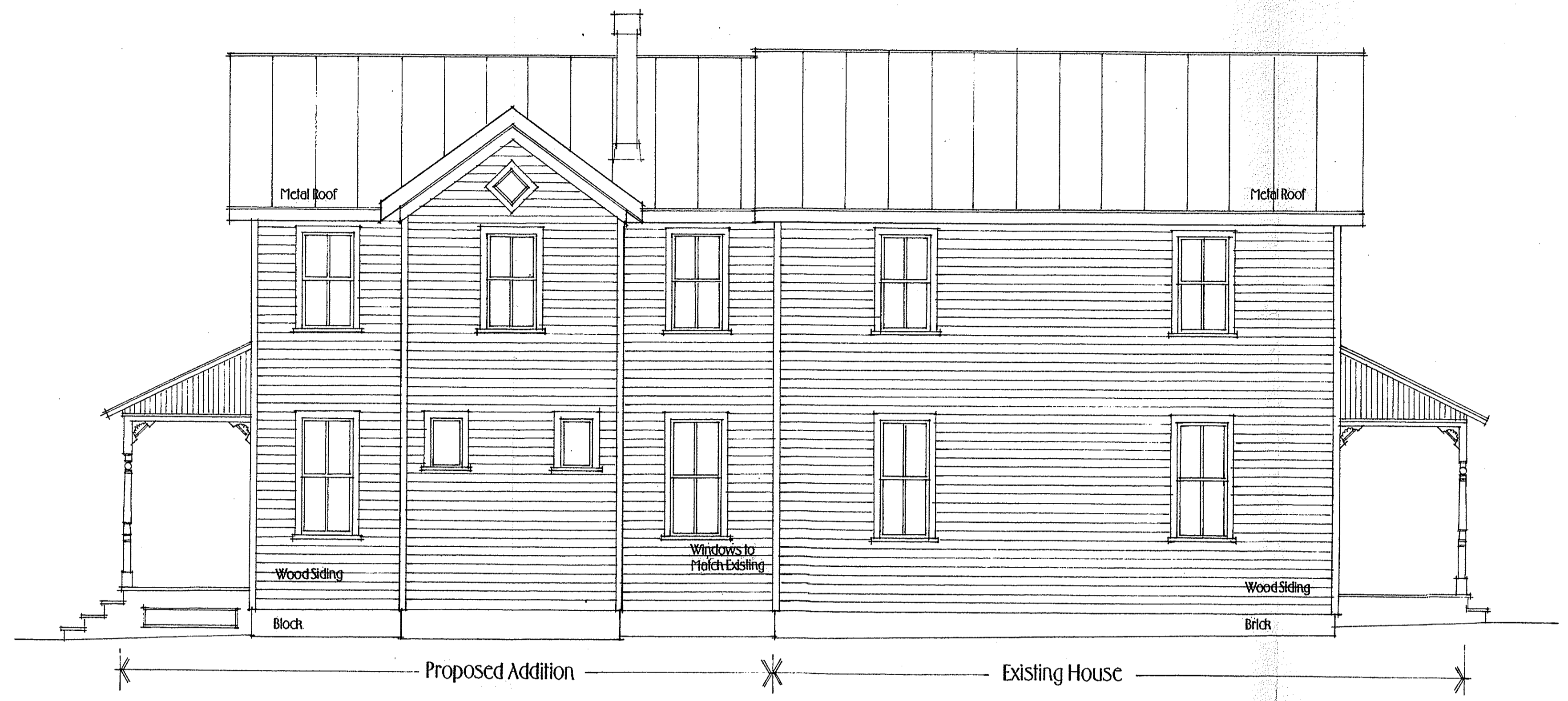
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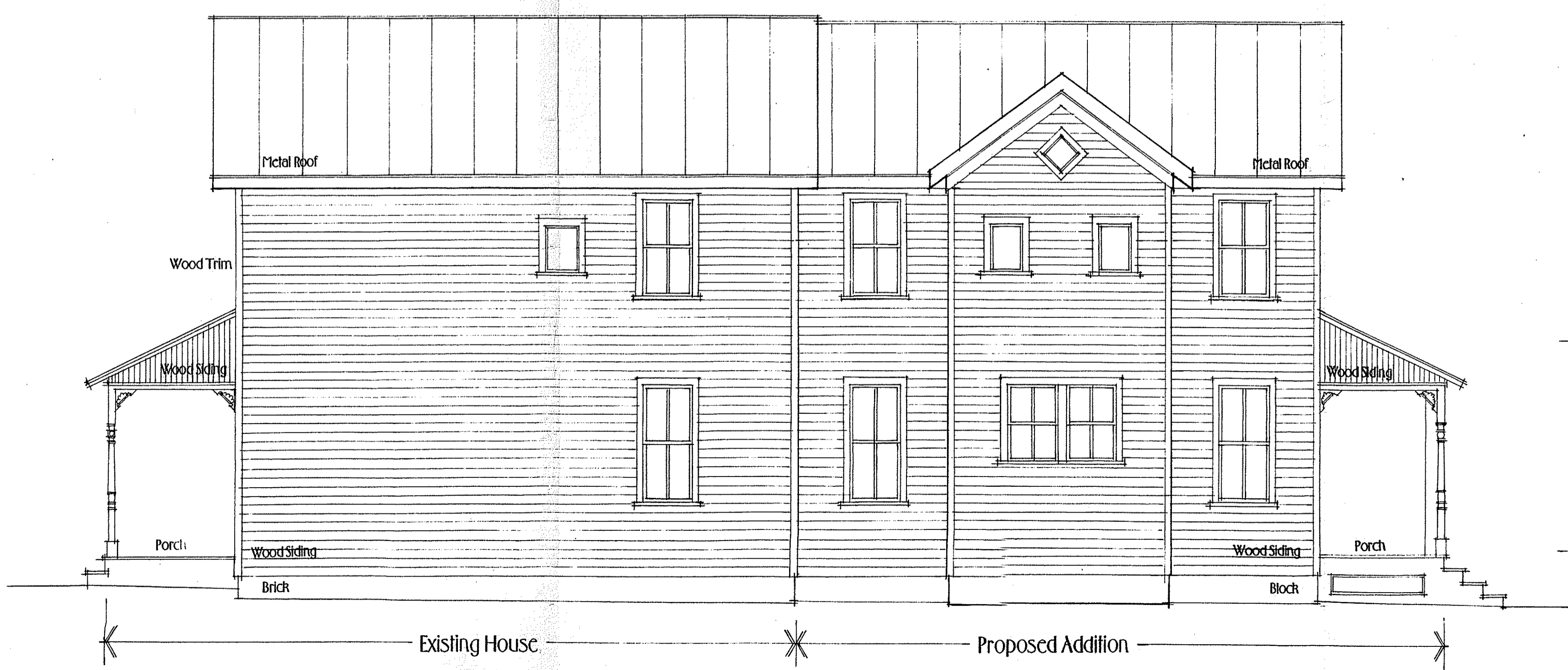
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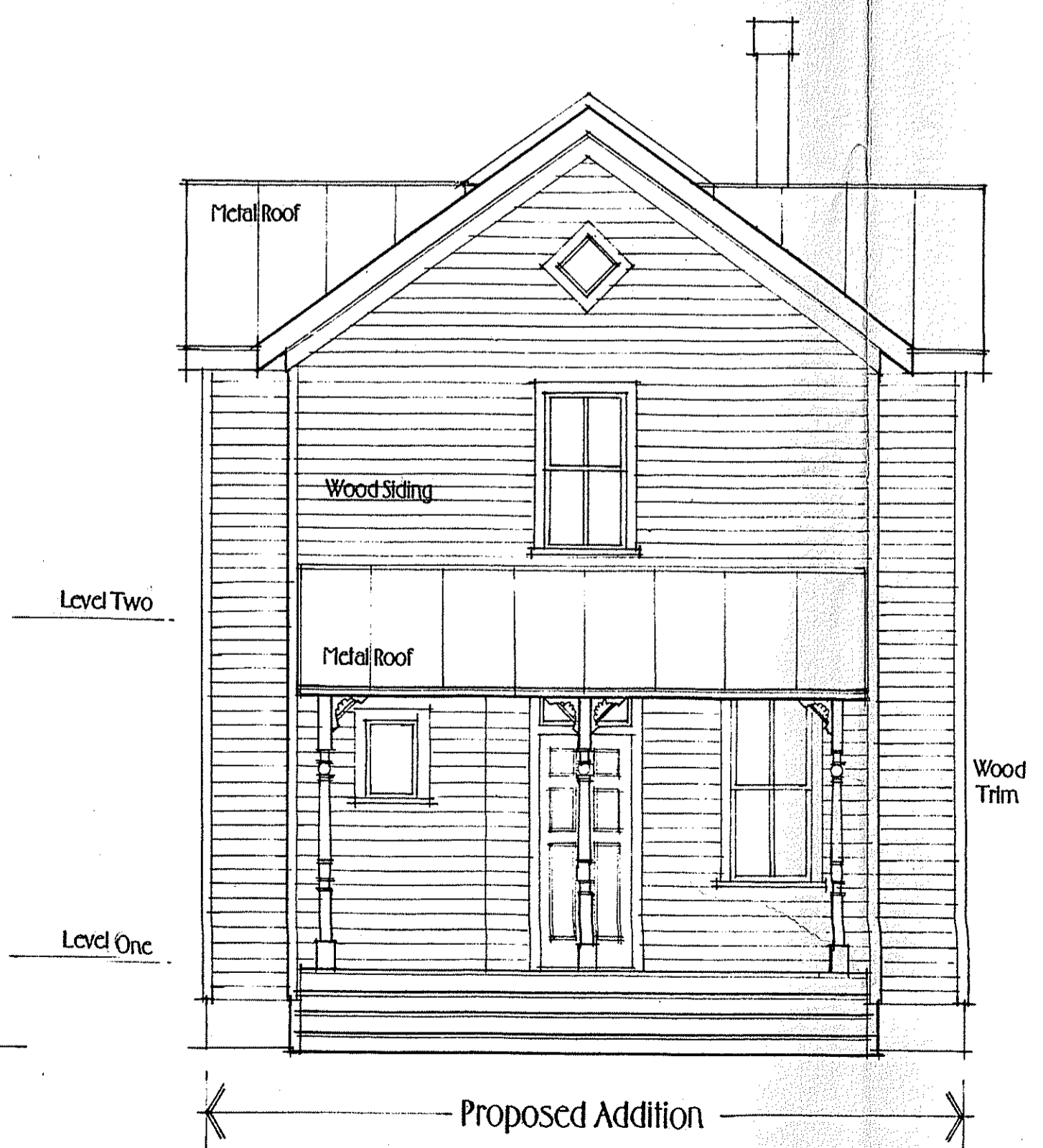
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**Left Side Elevation/Proposed**  
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**Right Side Elevation/Proposed**  
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**Rear Elevation/Proposed**  
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DRAWING TITLE:  
**Exterior Elevations**

PROJECT #: 9302  
DATE: February 19, 1993

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